



## CASE COVER SHEET

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

### **PLATTING APPLICATION**

MASTER PLAT  
PRELIMINARY PLAT  
FINAL PLAT  
REPLAT  
AMENDING OR MINOR PLAT  
PLAT REINSTATEMENT REQUEST

### **SITE PLAN APPLICATION**

SITE PLAN  
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

### **ZONING APPLICATION**

ZONING CHANGE  
SPECIFIC USE PERMIT  
PD DEVELOPMENT PLAN

### **OTHER APPLICATION**

TREE REMOVAL  
VARIANCE REQUEST/SPECIAL EXCEPTIONS

## RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STATE OF TEXAS ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

## NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3070 N Goliad St

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Intersection of Goliad & Dalton Rd - Tom Thumb Shopping Centre

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-37

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER

Metroplex Acquisition Fund, L.P.

☒ APPLICANT

CONTACT PERSON

Grey Stogner

CONTACT PERSON

Mamta Bojjam

ADDRESS

12720 Hillcrest Rd.

ADDRESS

5505 Greenville Ave

Suite 650

CITY, STATE & ZIP

Dallas, TX 75230

CITY, STATE & ZIP

Dallas TX 75206

PHONE

214-343-4477

PHONE

214.273.1536

E-MAIL

gstogner@crestviewcompanies.com

E-MAIL

mamta\_bojjam@gensler.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grey Stogner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

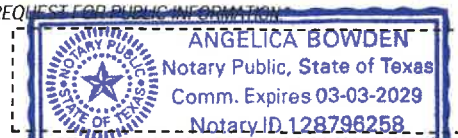
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16<sup>th</sup> DAY OF April, 2025

OWNER'S SIGNATURE

Grey Stogner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.2029



Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter  
Fax Text here

△	Date	Description
1	09.23.2024	SCHEMATIC DESIGN - 90%
2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR CONSTRUCTION

Project Name	GOLIAD AND DALTON TXW-E05
Project Number	027.7901.201
Description	SITE PLAN

Scale  
1" = 60'-0"

A00.50

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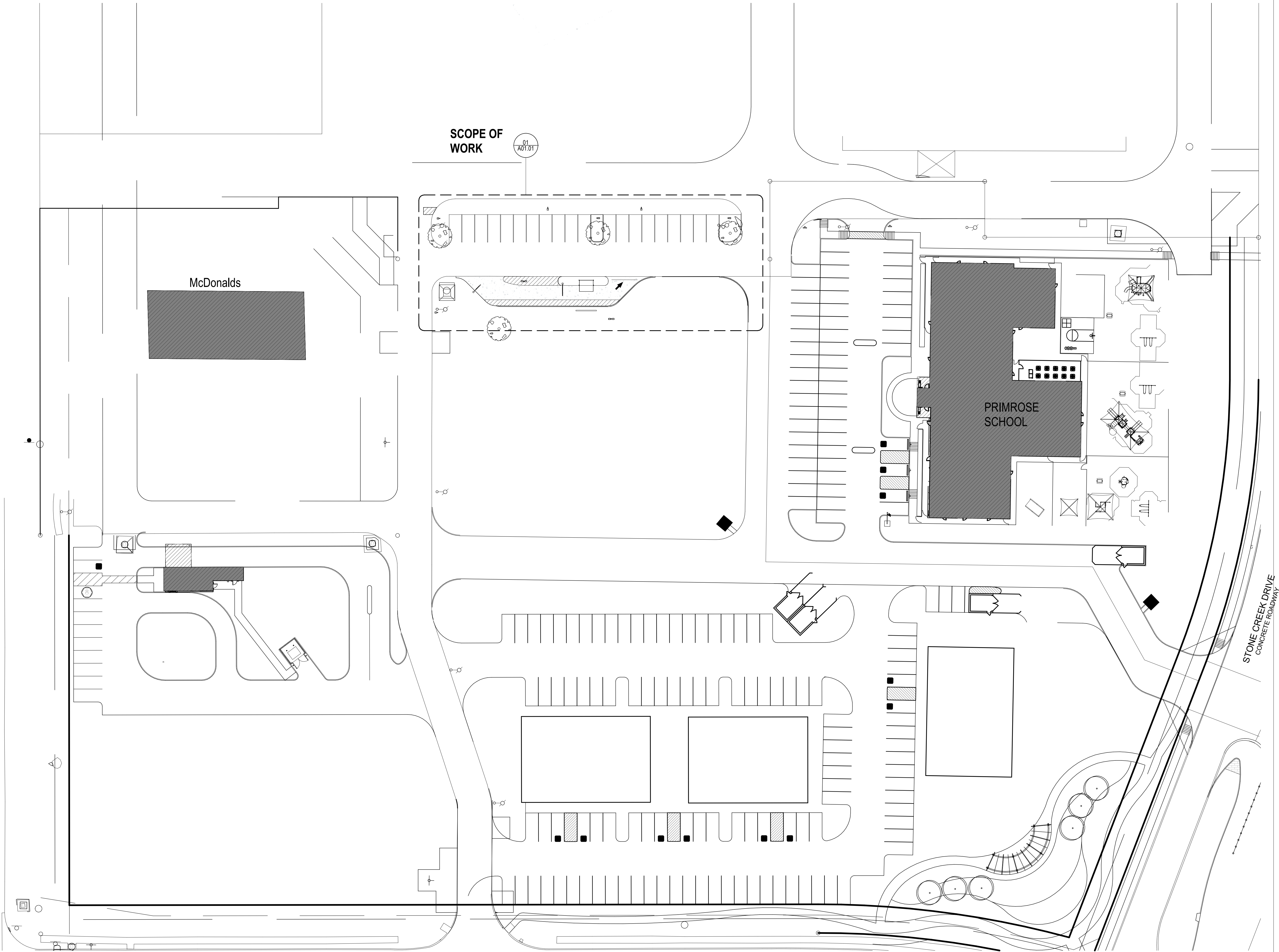


NOTE: PICTURE COUTESY OF GOOGLE EARTH

Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087





# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

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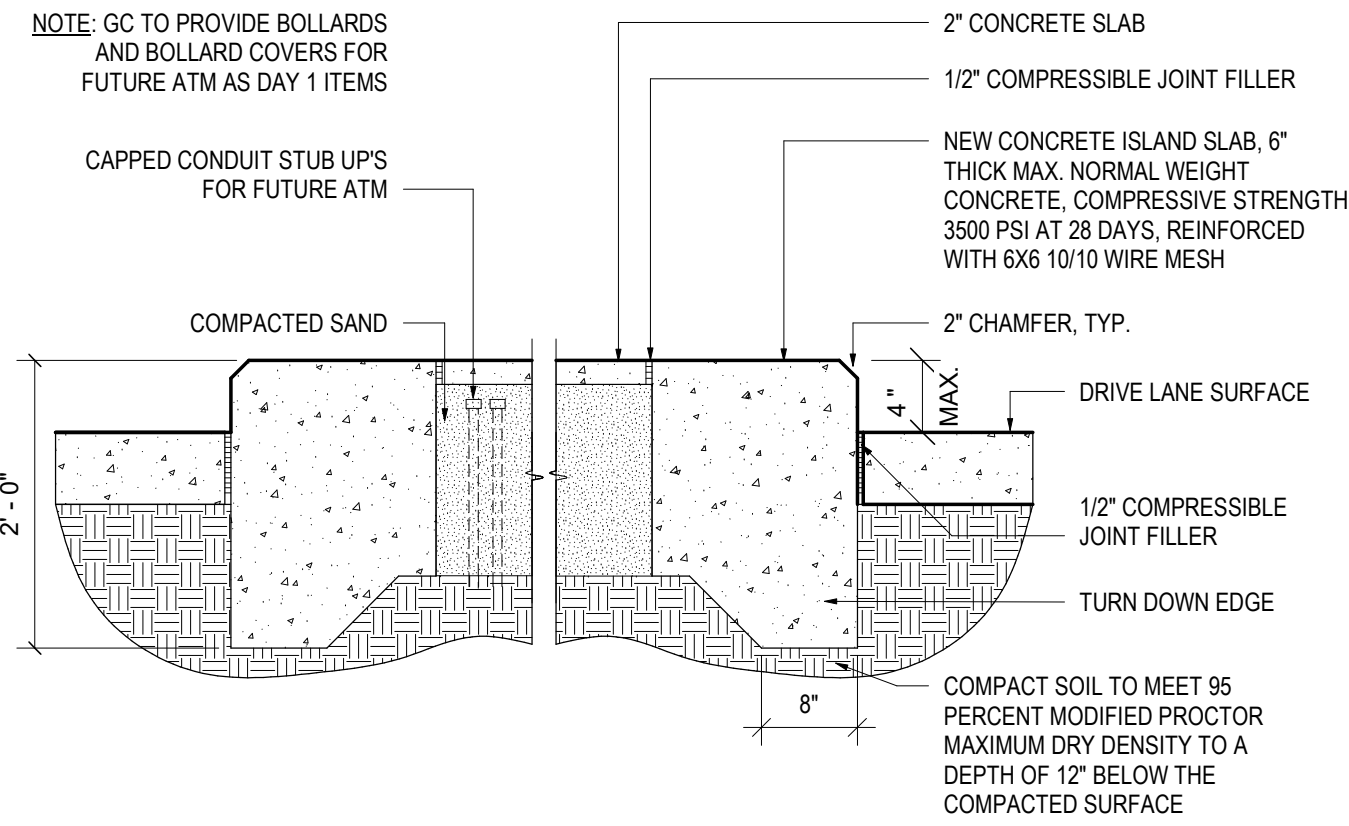
NOT FOR  
CONSTRUCTION

Project Name  
GOLIAD AND DALTON  
TXW-E05  
Project Number  
027.7901.201  
Description  
SITE PLAN - REFERENCE

Bank of America Corporation  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

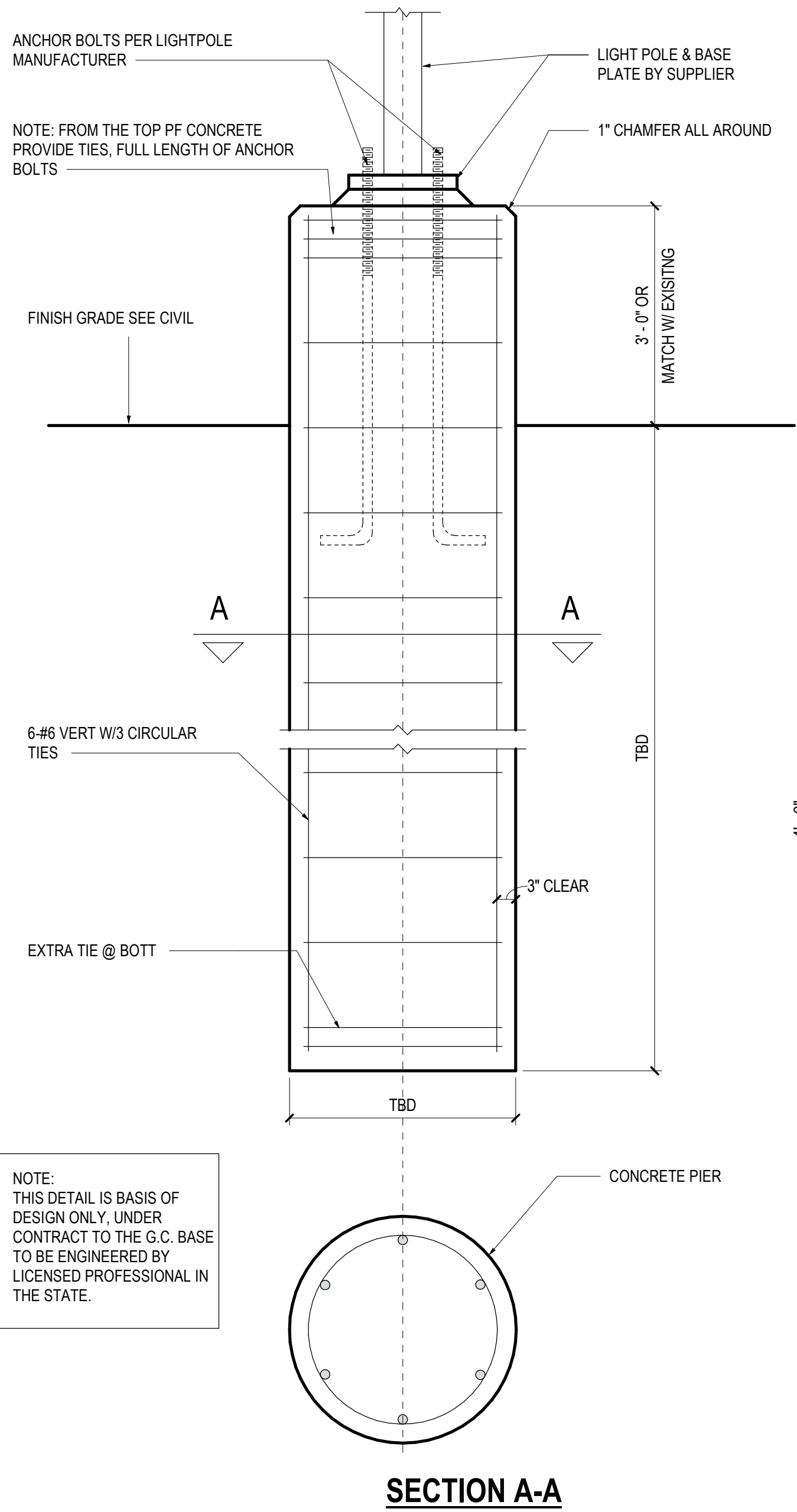
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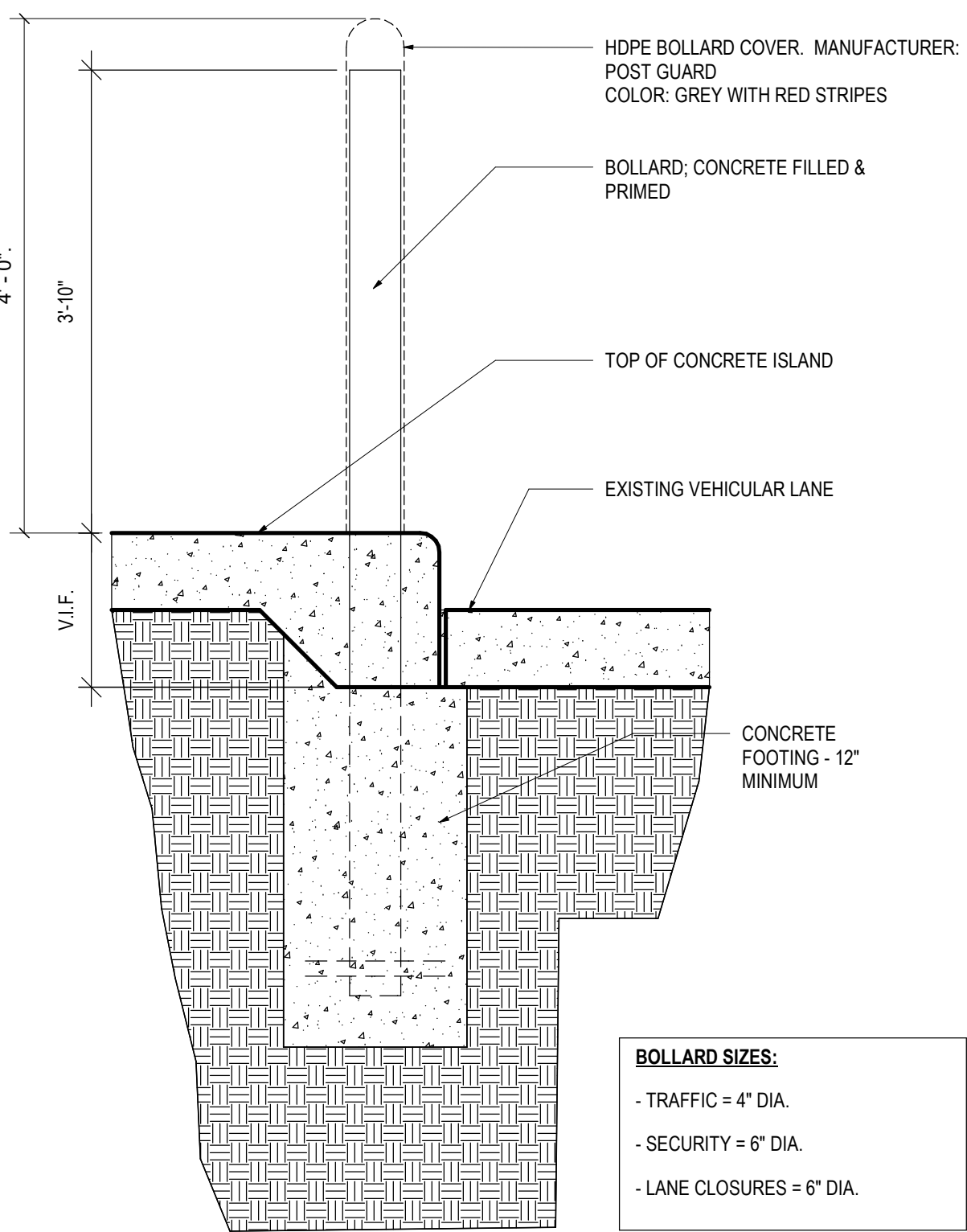
3 TYP CURB SLAB @ DRIVE-UP ATM

SCALE: 3/4" = 1'-0"



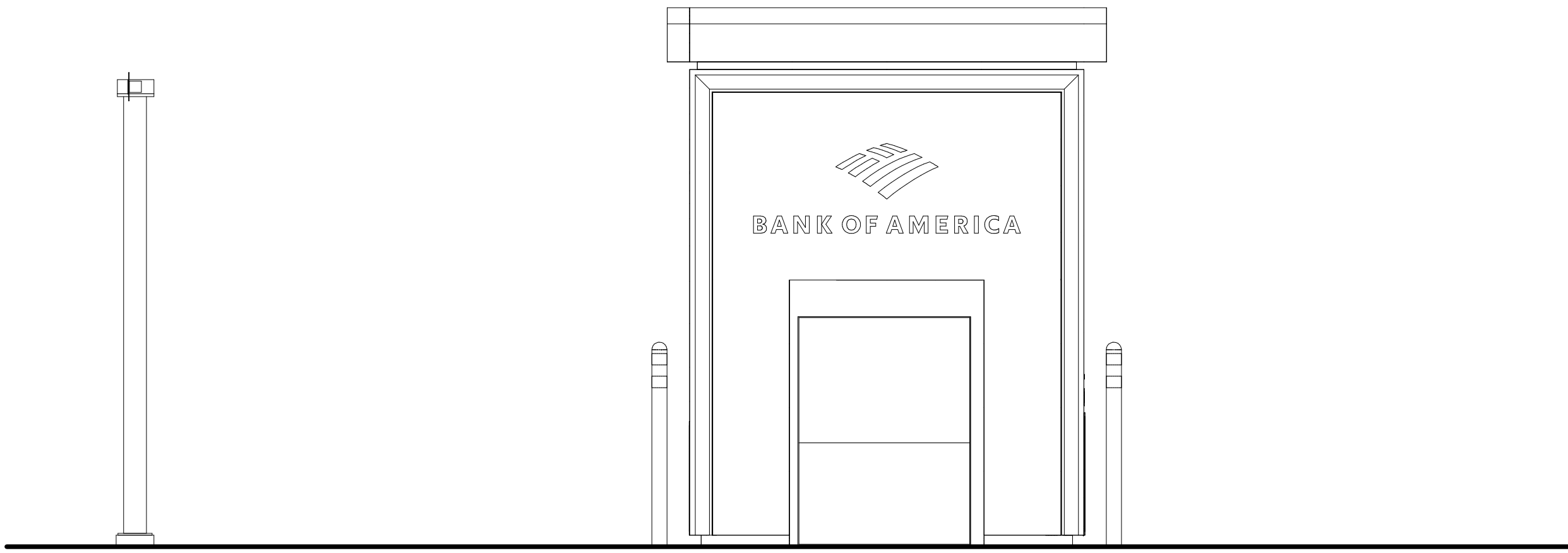
6 LIGHT POLE FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"



5 TYPICAL BOLLARD DETAIL

SCALE: 1" = 1'-0"



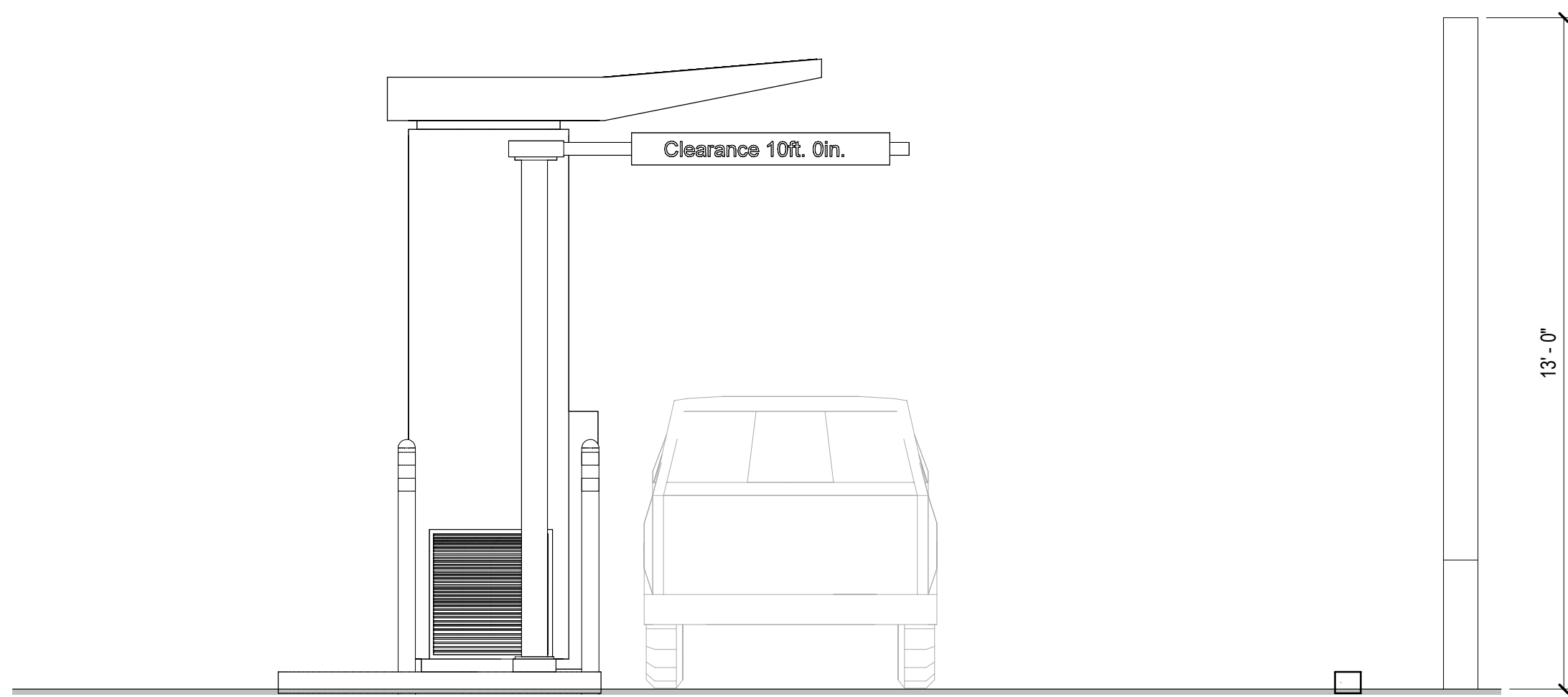
01 ATM FRONT ELEVATION

SCALE: 3/8" = 1'-0"



02 ATM REAR ELEVATION

SCALE: 3/8" = 1'-0"



04 SIDE ELEVATION

SCALE: 3/8" = 1'-0"

# Bank of America Corporation

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CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

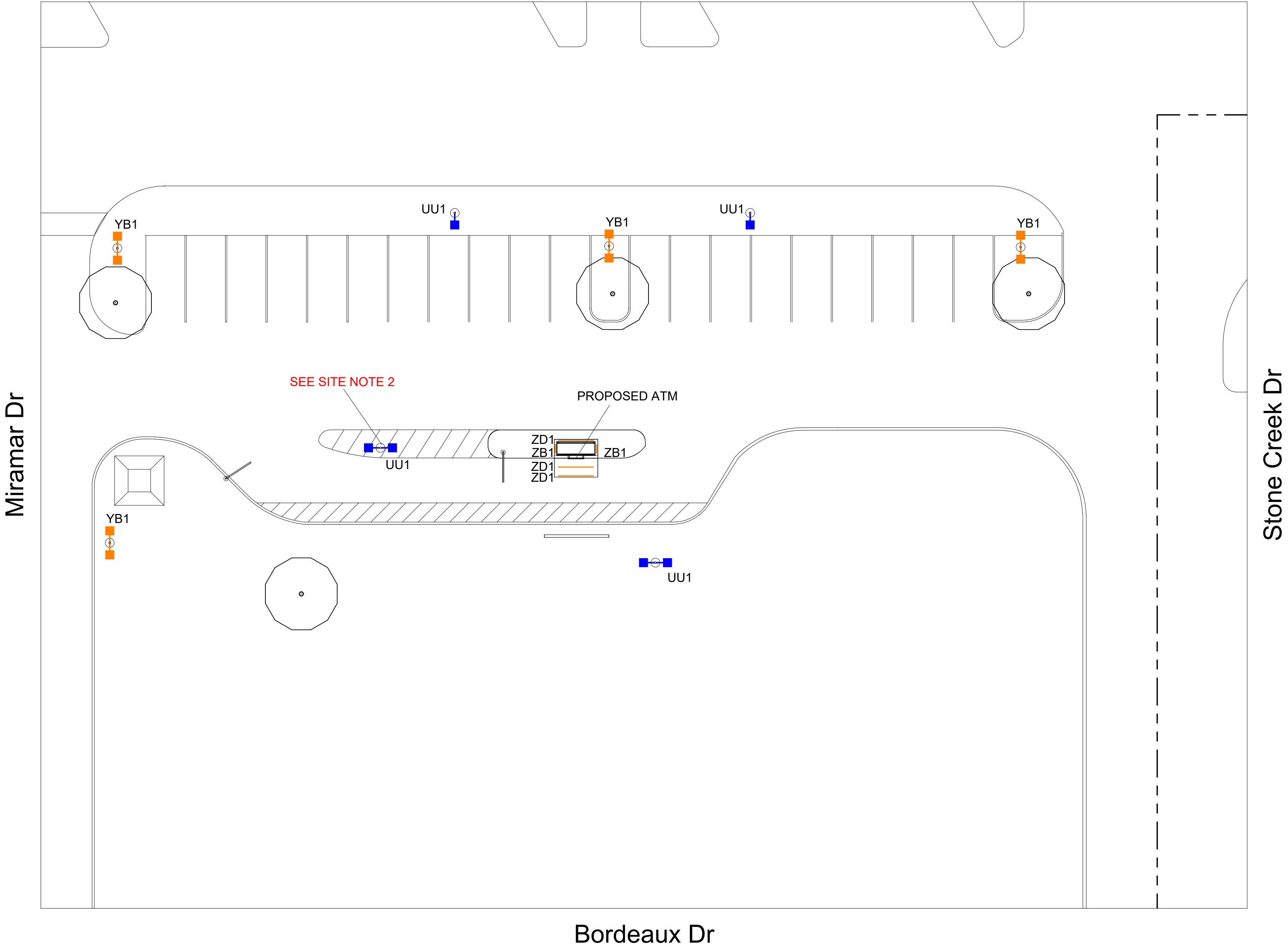
ELEVATIONS





# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

A12.01

TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
6	UU1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
8	YB1	OUT OF SCOPE	-
2	ZB1	OUT OF SCOPE	-
3	ZD1	OUT OF SCOPE	-



**SEE FIXTURE CLARIFICATION NOTE #9**							LUMINAIRE SCHEDULE							**CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING**				
SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE					
	6	UU1	4	CURRENT	UR28	UR28-114L-265-4K7-5W-UNV-VSF-DBT	ADD NEW POLE AND FIXTURE	25' - 0" AFG	-	B5-U0-G3	POLE MOUNT	0.265	1590 W					
	8	YB1	-	-	-	-	OUT OF SCOPE	-	-	-	POLE MOUNT	0	0 W					
	2	ZB1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.016	32 W					
	3	ZD1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.064	192 W					
GRAND TOTAL WATTAGE												1814 W						

SITE NOTES:	EXISTING SITE CONDITIONS:
1. LIGHTING IS REQUIRED FOR COMPLIANCE AND WILL REQUIRE LANDLORD APPROVAL PRIOR TO INSTALLATION. BANK MUST HAVE LANDLORD AGREE TO LEAVE FIXTURES ON ALL HOURS OF DARKNESS. 2. CONTRACTOR TO INSTALL POLE WITH A 3' BASE PAINTED YELLOW TO PROTECT POLE.	1. EXISTING POLES - ROUND TAPERED - STEEL 2. EXISTING POLE BASES - 3' 3. EXISTING DRIVE THRU CEILING - N/A

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

Bank of America



SCALE: 1/16" = 1'-0"

V4 250203


REVISION NO.	DESCRIPTION	REVISED BY
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Goliad and Dalton  
TXW-E05  
3070 N Goliad St,  
Rockwall, TX 75087

OVERALL SITE PLAN

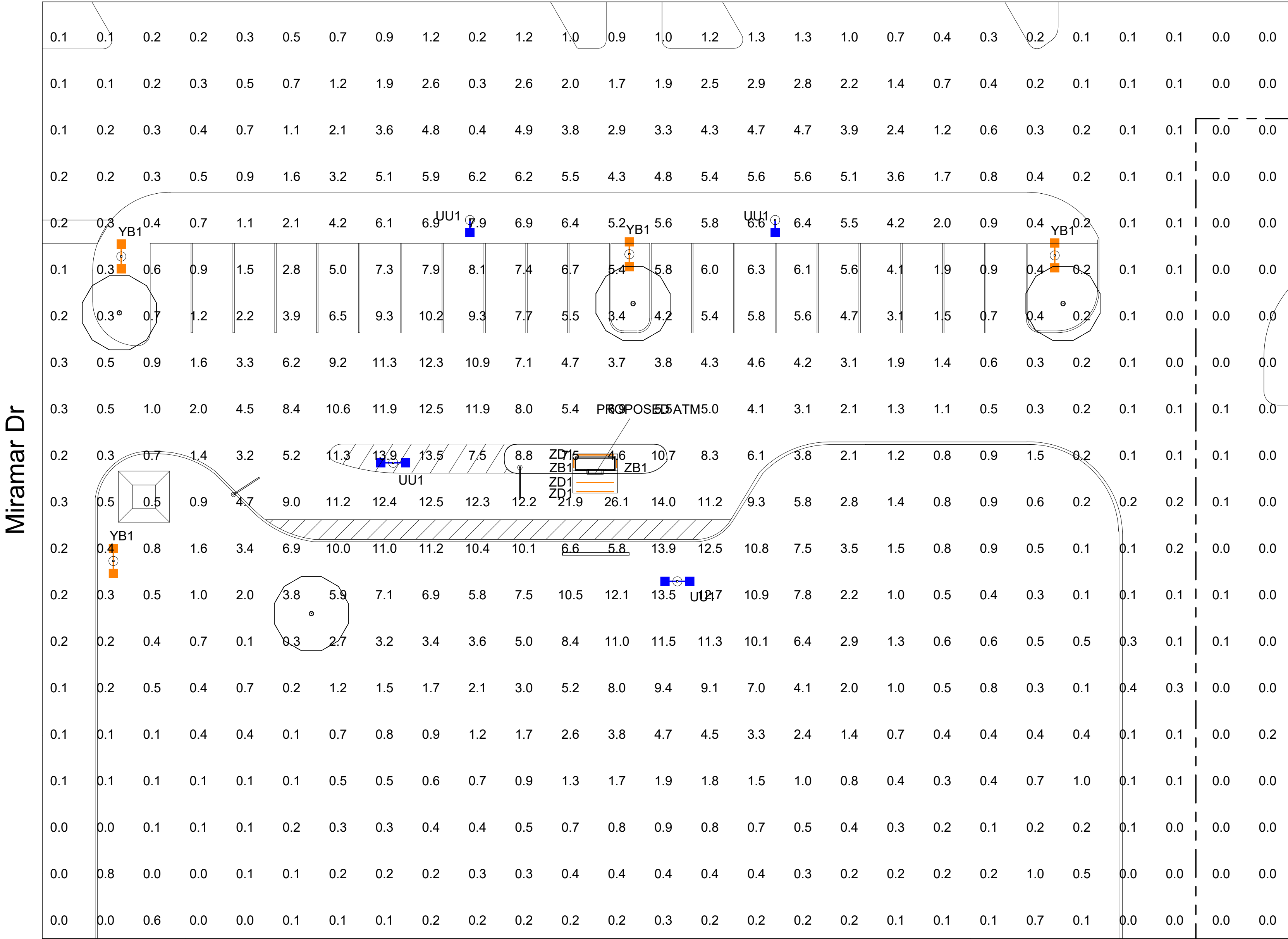
DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO.	LU-3
-----------	------

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK



- NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
  2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
  3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
  4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



Bank of America



- BLUE = NEW FIXTURE  
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED  
ORANGE = EXISTING FIXTURE TO REMAIN  
TURQUOISE = FIXTURE TO BE REMOVED  
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT  
--- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION  
--- = INDICATES NEW SECURITY FENCE  
--- = BURIED ELECTRICAL CIRCUIT



SCALE: 1/16" = 1'-0"

V4 250203

1		
2		
3		
REVISION NO.	DESCRIPTION	REVISED BY



Goliad and Dalton  
TXW-E05  
3070 N Goliad St,  
Rockwall, TX 75087

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-4		

Bank of America  
Corporation  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

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CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	2.6 fc	26.1 fc	0.0 fc	0.0 fc	0.0 fc

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Bank of America Corporation

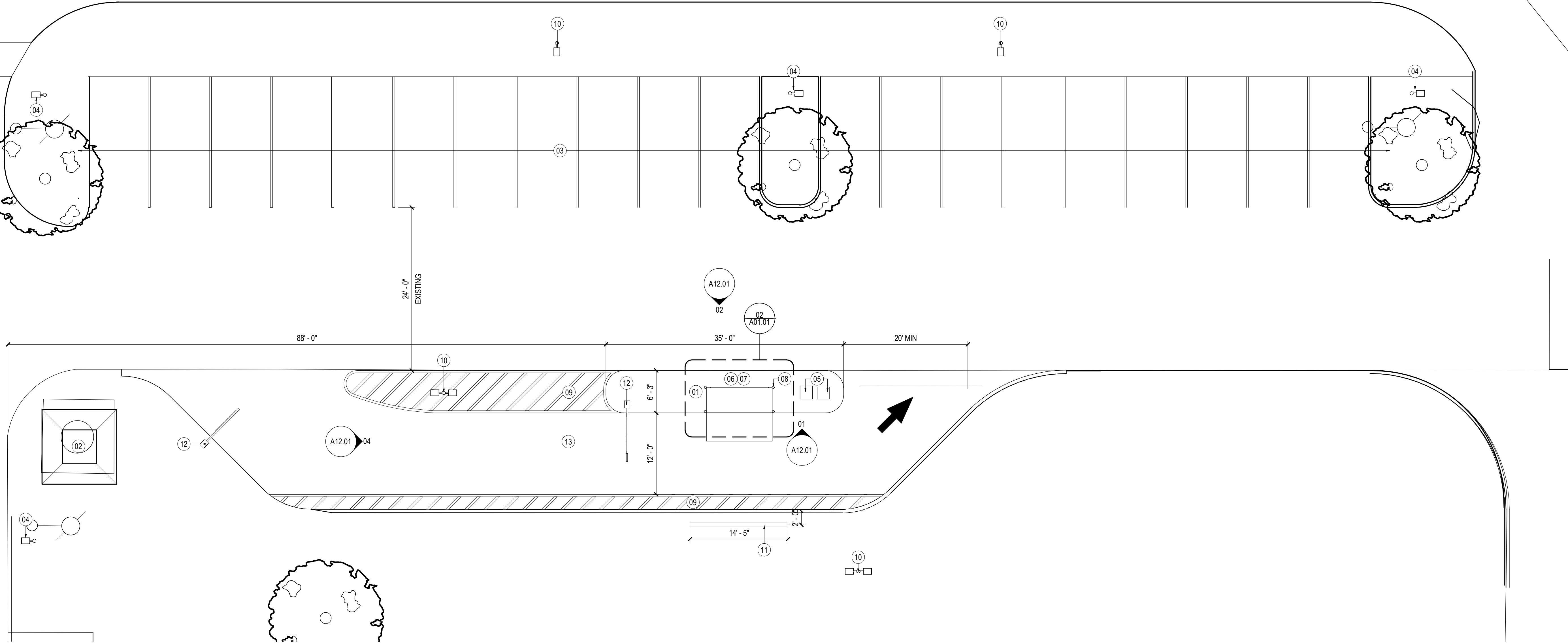
3070 N GOLIAD ST  
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Gensler

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Tel Do not enter  
Fax Text here

△	Date	Description
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2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%



01 CONSTRUCTION PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

SHEET NOTES

- PROVIDE NEW CONCRETE MEDIAN.
- EXISTING OVERFLOW DRAIN TO REMAIN.
- EXISTING PARKING & LANDSCAPE ISLAND TO REMAIN.
- EXISTING STREET LIGHTING TO REMAIN.
- EXISTING WATER CONTROL TO REMAIN. GC TO RAISE THEM AS REQUIRED TO FLUSH WITH NEW CONCRETE PAD.
- PROVIDE NEW ISLAND DIVE UP ATM WITH UB HOUSING (1)HYOSUNG 91\_CEN III WITH FRAME-R-UB-DUEC-NG-30-H91. REFER TO ATM KIOSK SHOP. PROVIDE ENGINEERED PAD PER THE UB MANUFACTURER'S SPECIFICATIONS WITH BANK STANDARD BOLLARDS.
- PRIOR TO POURING CONCRETE GC TO COORDINATE ALL UTILITY LOCATIONS RELATIVE TO SLABS AND HARDSCAPE WITH OTHER DISCIPLINES AND SHOP DRAWINGS. REFERENCE ATM KIOSK SHOP DRAWINGS.
- 4" DIA POST CONCRETE AND STEEL BOLLARDS WITH BANK STANDARD GRAY WITH WHITE SLEEVES AS SHOWN.
- PROVIDE NEW 4" WIDE WHITE PAINT STRIPING AS SHOWN.
- PROVIDE NEW LIGHT FIXTURE TO MATCH EXISTING AT LOCATION SHOWN. MOUNTING HT = 25". UR28 - 114L-265-4K7-5W4-UNV-VSF-08T.
- PROVIDE FREE STANDING SUNSCREEN TO SHIELD ATM FROM DIRECT SUN. REFER TO ATTACHED VENDOR DRAWINGS.
- PROVIDE BANK STANDARD CLEARANCE BAR. MFG: COMPANION #7099. 7'-5" W X 10'-0" H. REFER TO ATTACHED VENDOR DRAWINGS.
- PROVIDE ENLARGED LANE TO SUPPORT NEW ATM DRIVE THRU ENTRANCE TRAFFIC.

GENERAL NOTES

- PROPERTY LINES AND OTHER SITE INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES AND TO BE USED FOR REFERENCE ONLY.
- REFER TO SHEET A00.00 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS.
- REFER TO SHEET A00.40 FOR TYPICAL ACCESSIBILITY DETAILS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
- PATCH & REPAIR OR REPLACE ANY DAMAGED SURFACE DURING DEMO AND CONSTRUCTION OF NEW WORK TO MATCH EXISTING.
- DRAWINGS MAY NOT REFLECT EXACT CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK. COORDINATE NEW WORK AND DEMOLITIONS WITH OTHER DISCIPLINES EXISTING CONDITIONS PRIOR TO WORK.

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

ENLARGED PLANS

Scale

As indicated

Bank of America Corporation

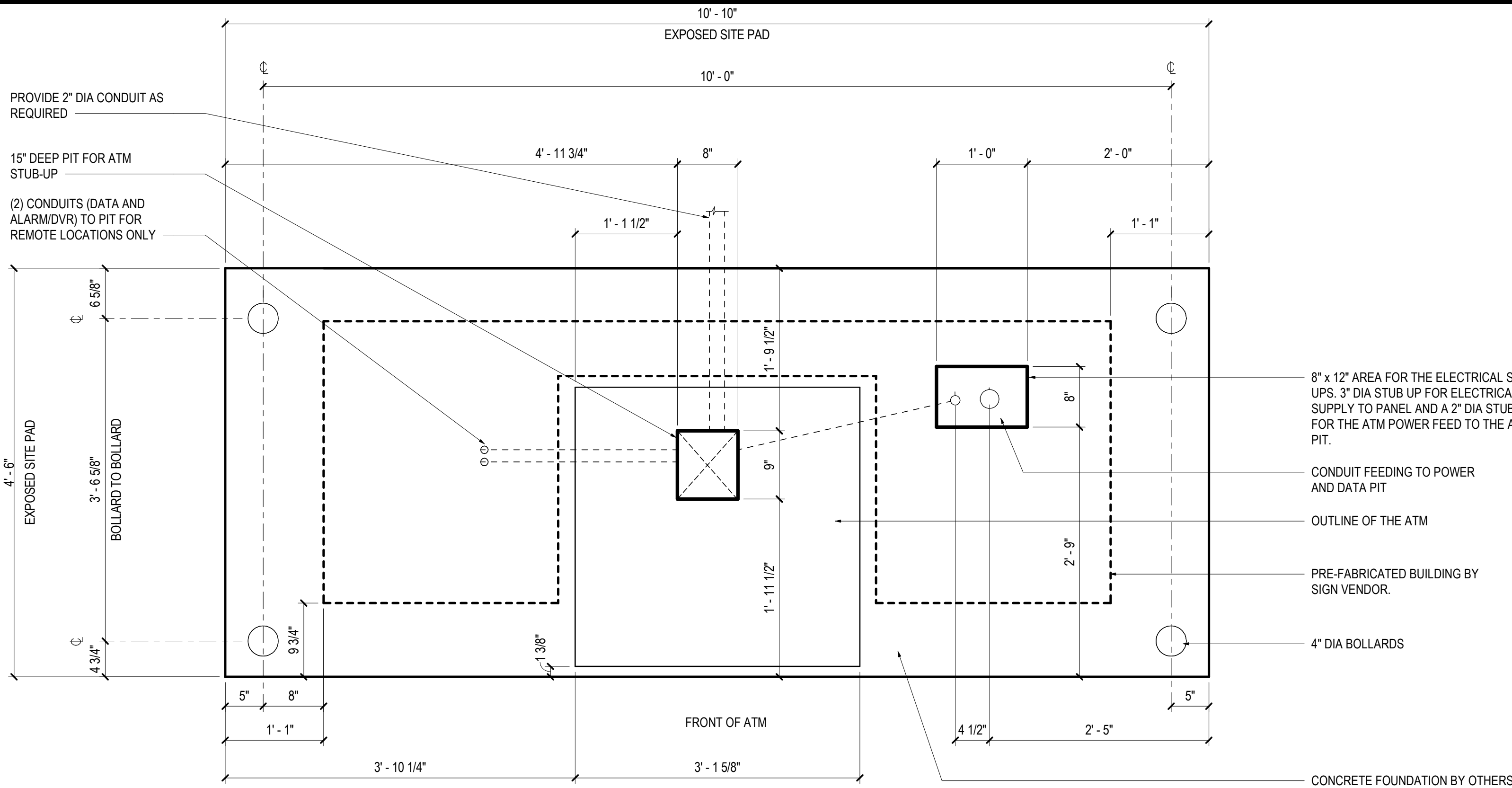
3070 N GOLIAD ST  
ROCKWALL, TX 75087

A01.01

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02 ATM FOUNDATION PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 1'-0"







# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
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Rockwall, Texas 75087

STATE OF TEXAS  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-37

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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☒ APPLICANT

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Grey Stogner

CONTACT PERSON

Mamta Bojjam

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12720 Hillcrest Rd.

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Suite 650

CITY, STATE & ZIP

Dallas, TX 75230

CITY, STATE & ZIP

Dallas TX 75206

PHONE

214-343-4477

PHONE

214.273.1536

E-MAIL

gstogner@crestviewcompanies.com

E-MAIL

mamta\_bojjam@gensler.com

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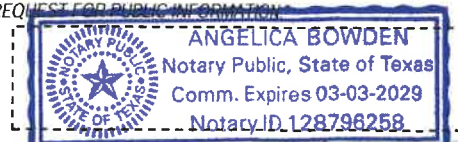
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OWNER'S SIGNATURE

Grey Stogner

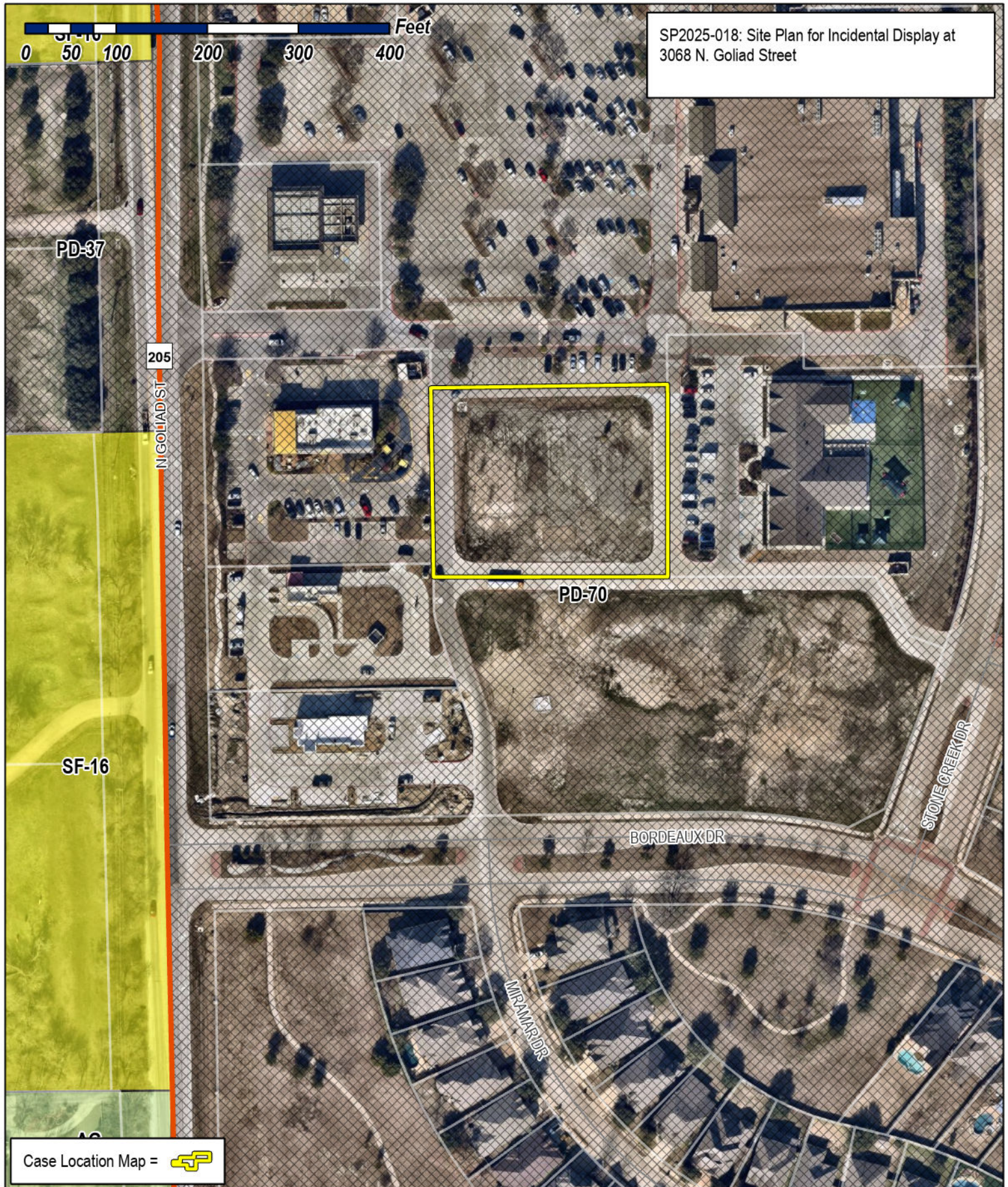
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.2029





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%

SCOPE OF WORK  
(NO CHANGE IN PARKING COUNT)

01  
A01.01

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name
GOLIAD AND DALTON TXW-E05
Project Number
027.7901.201
Description
SITE PLAN

Scale  
1" = 60'-0"

A00.50

© 2015 Gensler

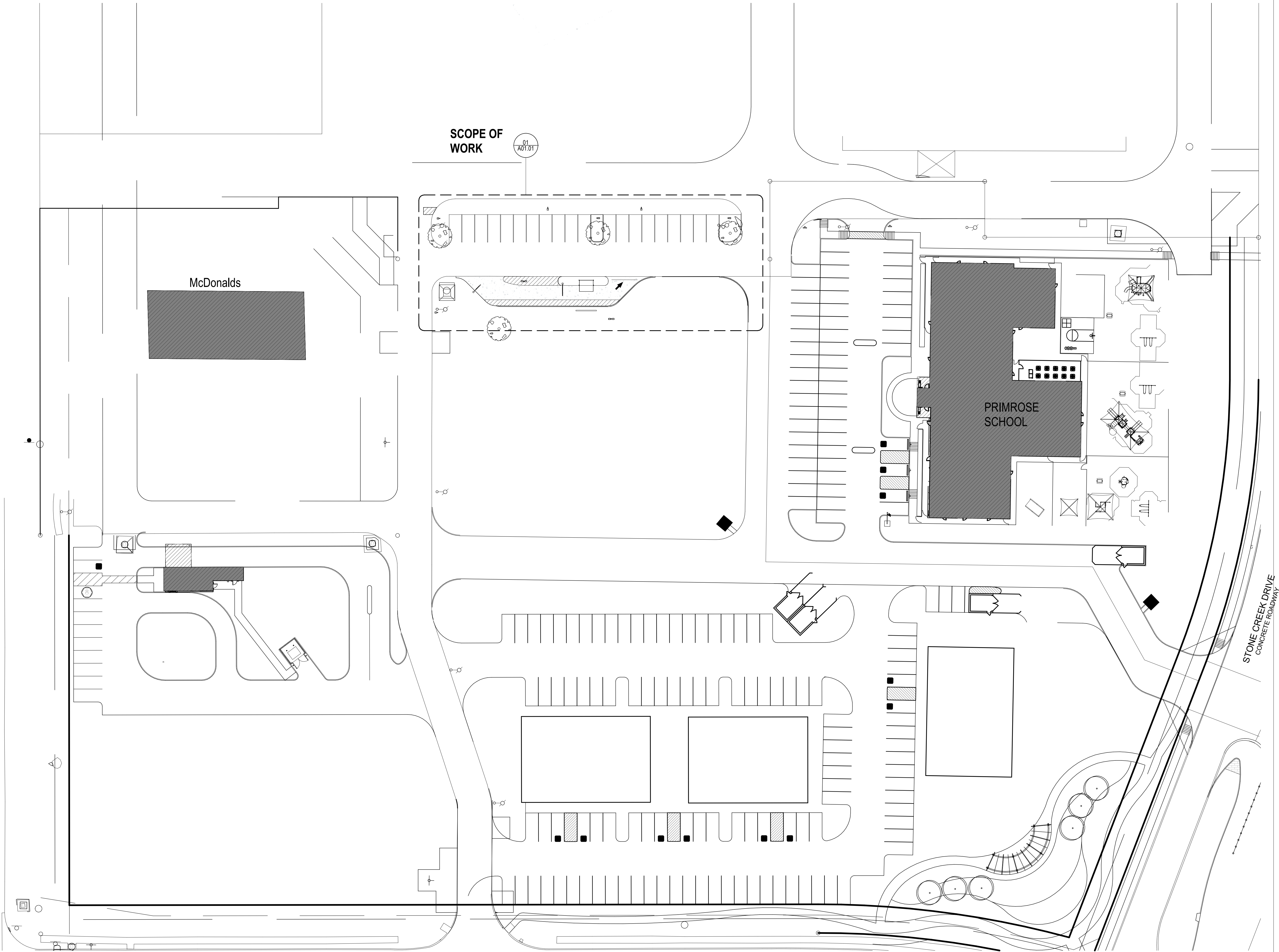


NOTE: PICTURE COUTESY OF GOOGLE EARTH

Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087





# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

## Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter  
Fax Text here

△	Date	Description
1	09.23.2024	SCHEMATIC DESIGN - 90%
2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR  
CONSTRUCTION

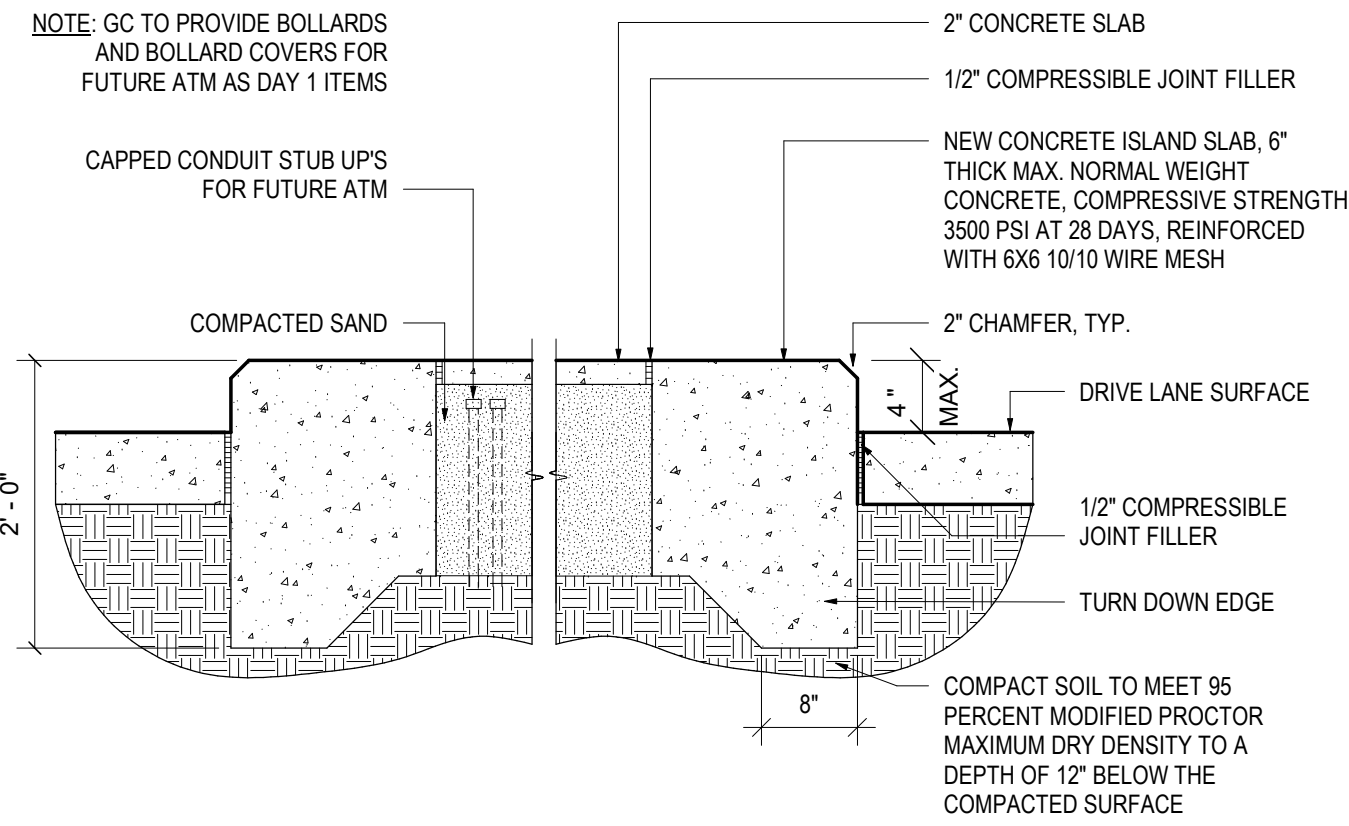
Project Name  
GOLIAD AND DALTON  
TXW-E05  
Project Number  
027.7901.201  
Description  
SITE PLAN - REFERENCE

# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

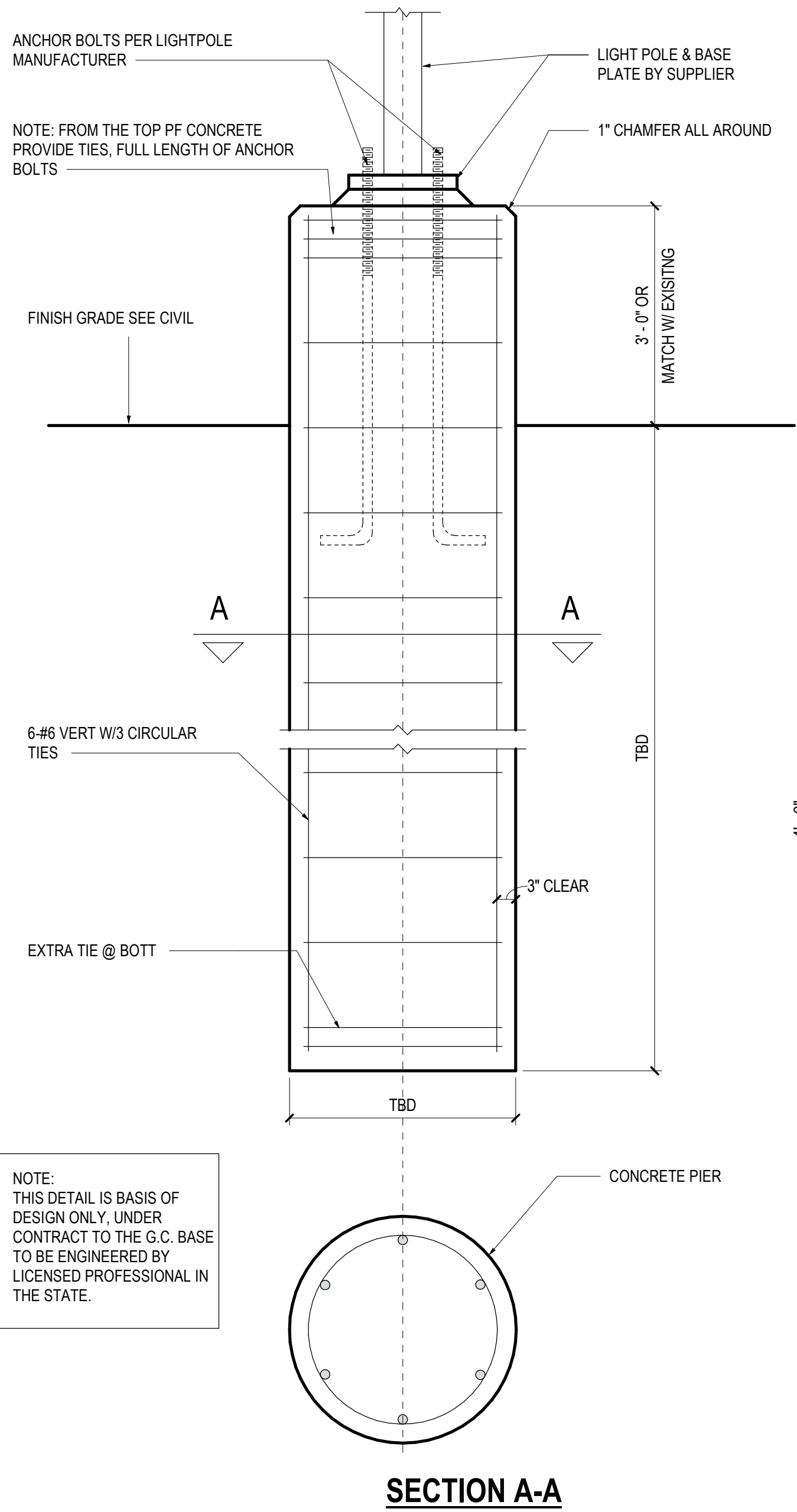
## A00.51





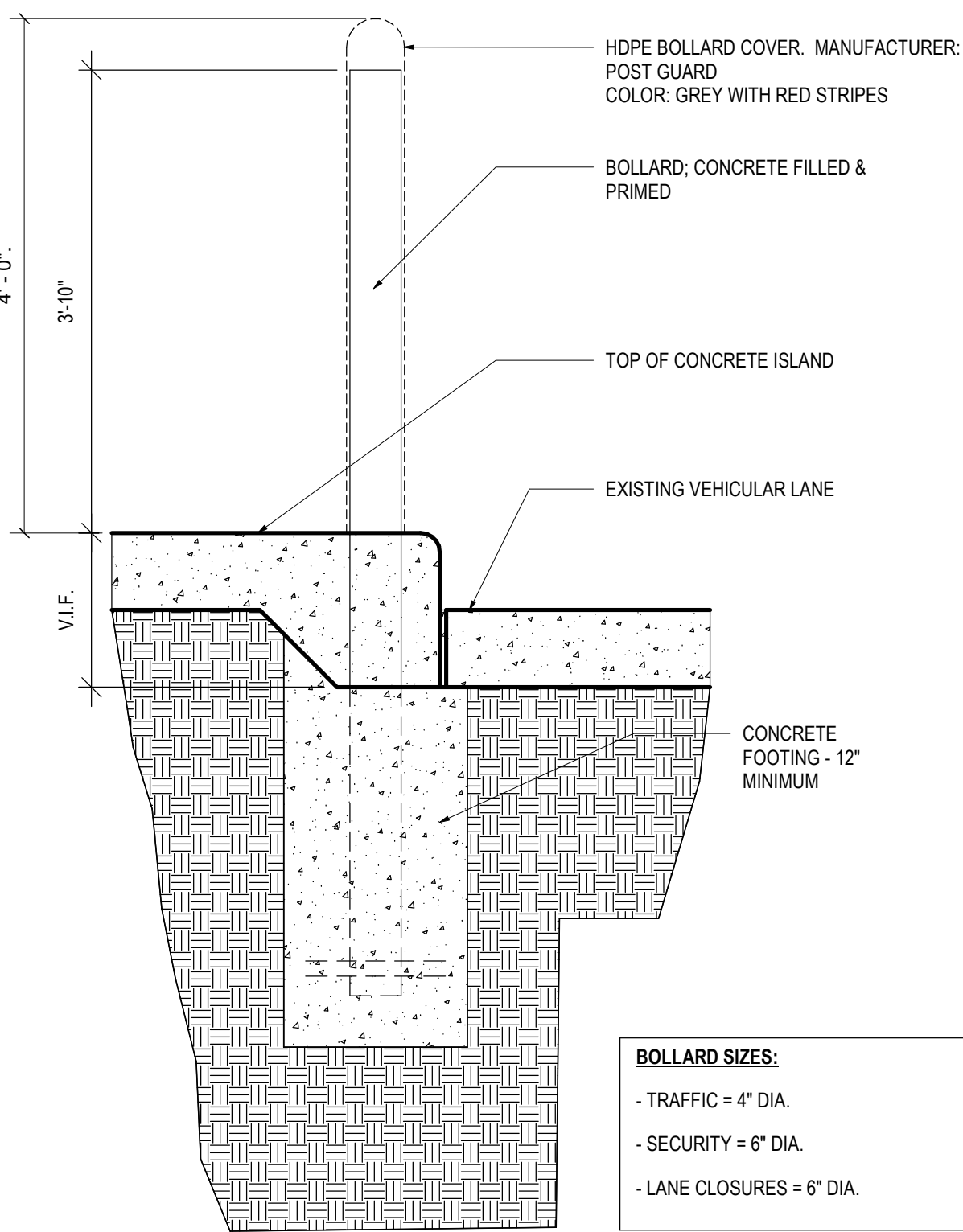
3 TYP CURB SLAB @ DRIVE-UP ATM

SCALE: 3/4" = 1'-0"



6 LIGHT POLE FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"



5 TYPICAL BOLLARD DETAIL

SCALE: 1" = 1'-0"

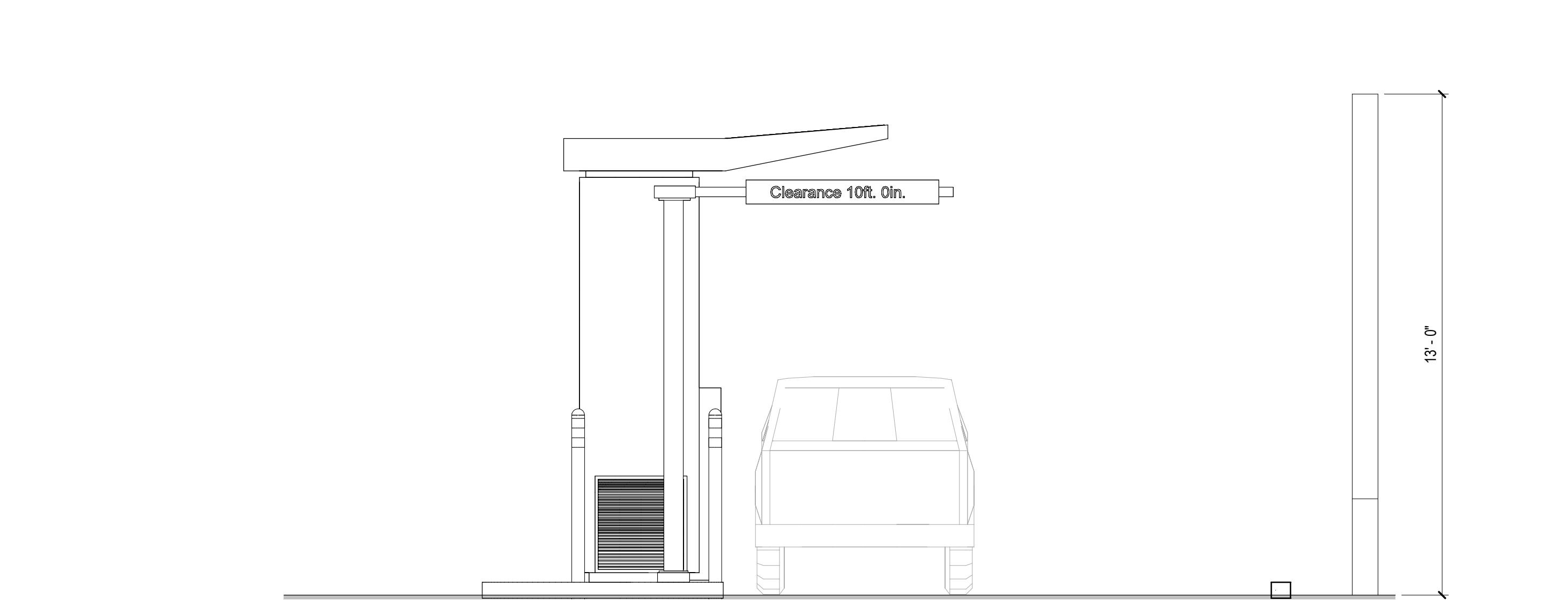
01 ATM FRONT ELEVATION

SCALE: 3/8" = 1'-0"



02 ATM REAR ELEVATION

SCALE: 3/8" = 1'-0"



04 SIDE ELEVATION

SCALE: 3/8" = 1'-0"

# Bank of America Corporation

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Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

ELEVATIONS

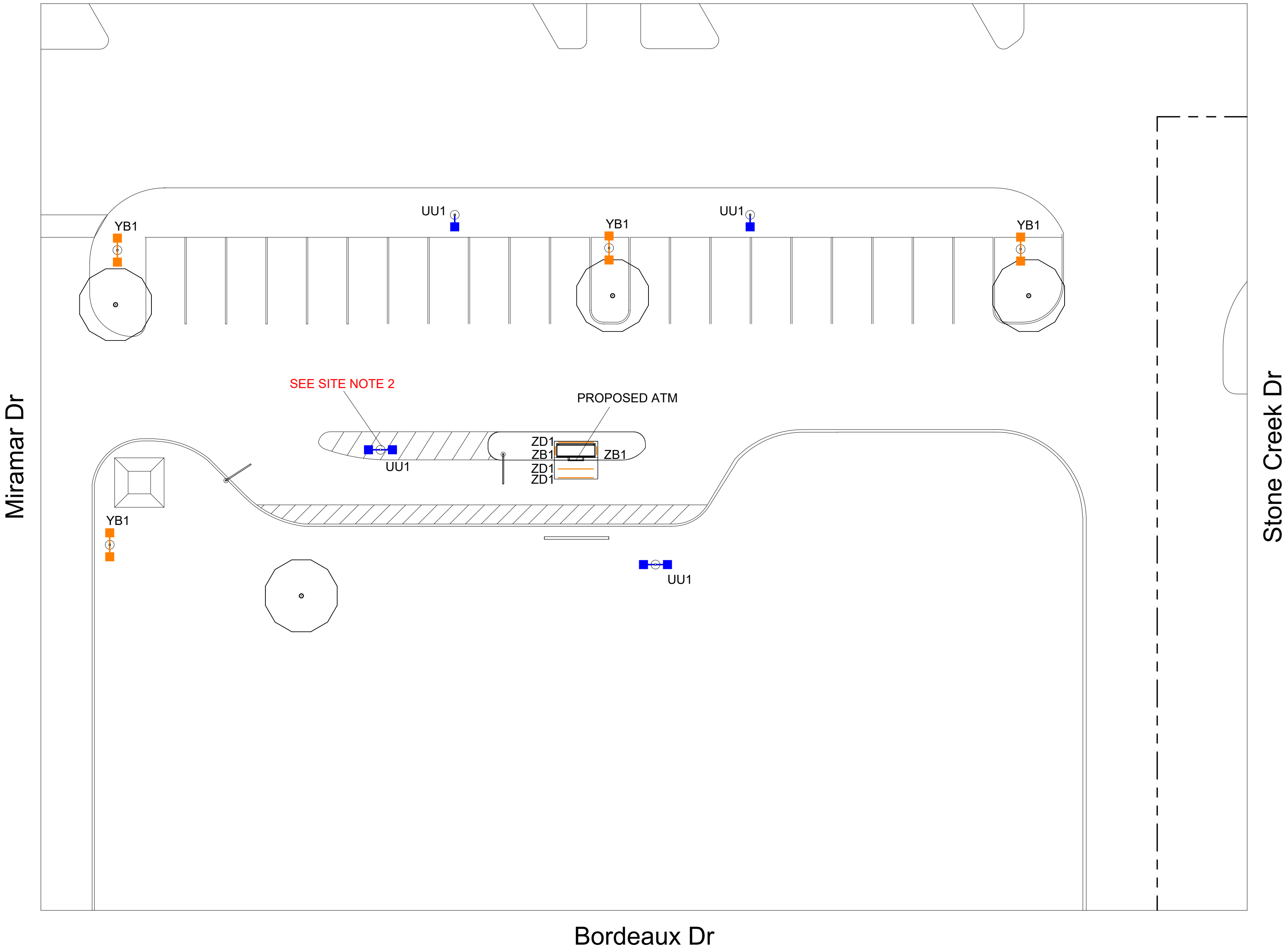
# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

A12.01



TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
6	UU1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
8	YB1	OUT OF SCOPE	-
2	ZB1	OUT OF SCOPE	-
3	ZD1	OUT OF SCOPE	-







Bank of America



- BLUE = NEW FIXTURE
- GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
- ORANGE = EXISTING FIXTURE TO REMAIN
- TURQUOISE = FIXTURE TO BE REMOVED
- PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
- - - = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
- == = INDICATES NEW SECURITY FENCE
- - - = BURIED ELECTRICAL CIRCUIT



**SEE FIXTURE CLARIFICATION NOTE #9**							LUMINAIRE SCHEDULE		**CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING**						
SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE		
	6	UU1	4	CURRENT	UR28	UR28-114L-265-4K7-5W-UNV-VSF-DBT	ADD NEW POLE AND FIXTURE	25' - 0" AFG	-	B5-U0-G3	POLE MOUNT	0.265	1590 W		
	8	YB1	-	-	-	-	OUT OF SCOPE	-	-	-	POLE MOUNT	0	0 W		
	2	ZB1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.016	32 W		
	3	ZD1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.064	192 W		
GRAND TOTAL WATTAGE													1814 W		

SCALE: 1/16" = 1'-0"

V4 250203

REVISION NO.	DESCRIPTION	REVISED BY



Goliad and Dalton  
TXW-E05  
3070 N Goliad St,  
Rockwall, TX 75087

OVERALL SITE PLAN

DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.			

LU-3

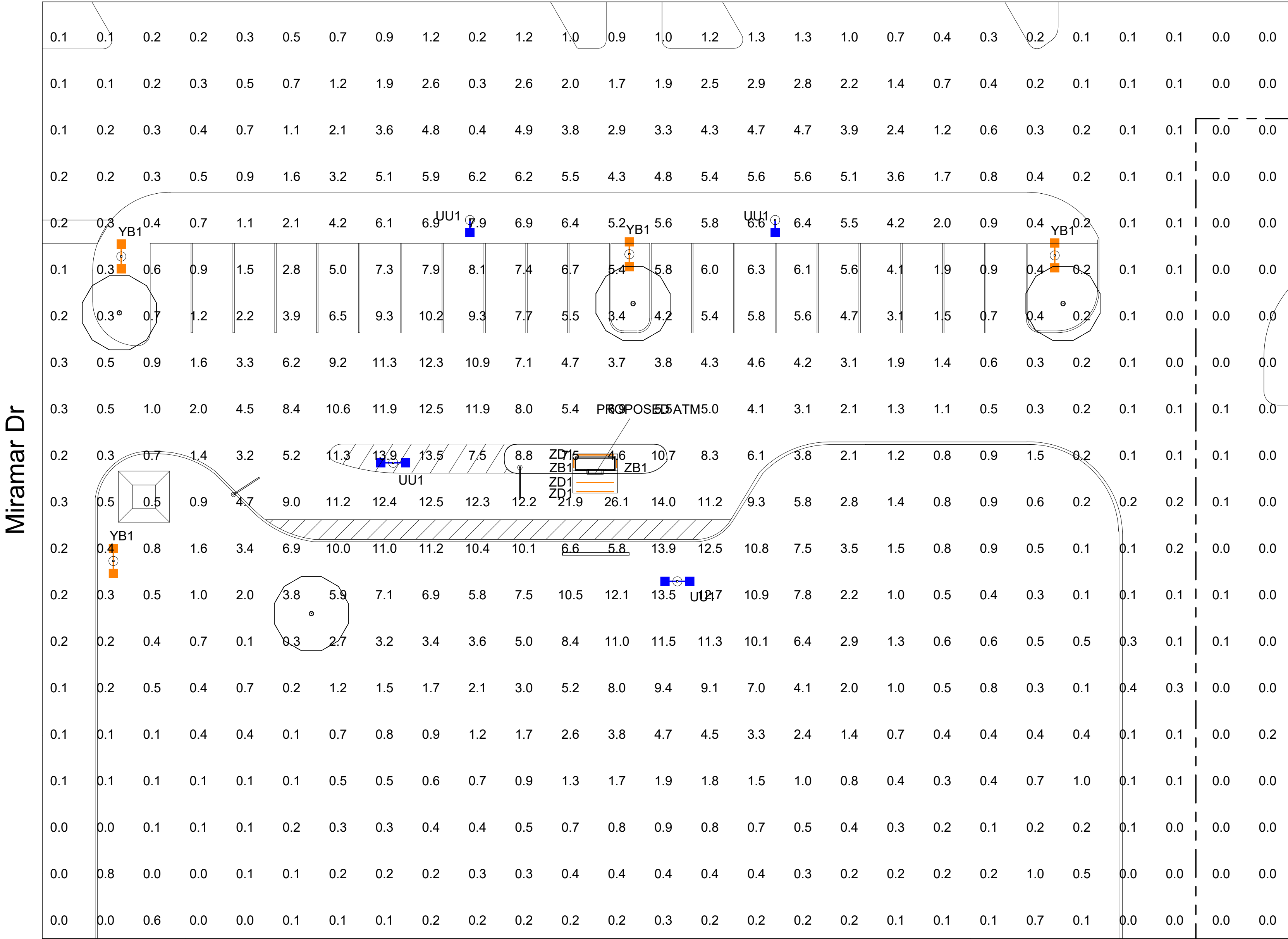
Bank of America  
Corporation  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK



- NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
  2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
  3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
  4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



Bordeaux Dr

Stone Creek Dr

CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	2.6 fc	26.1 fc	0.0 fc	0.0 fc	0.0 fc

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

△1		
△2		
△3		
REVISION NO.	DESCRIPTION	REVISED BY



Goliad and Dalton  
TXW-E05  
3070 N Goliad St,  
Rockwall, TX 75087

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.			

LU-4

Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

Gensler

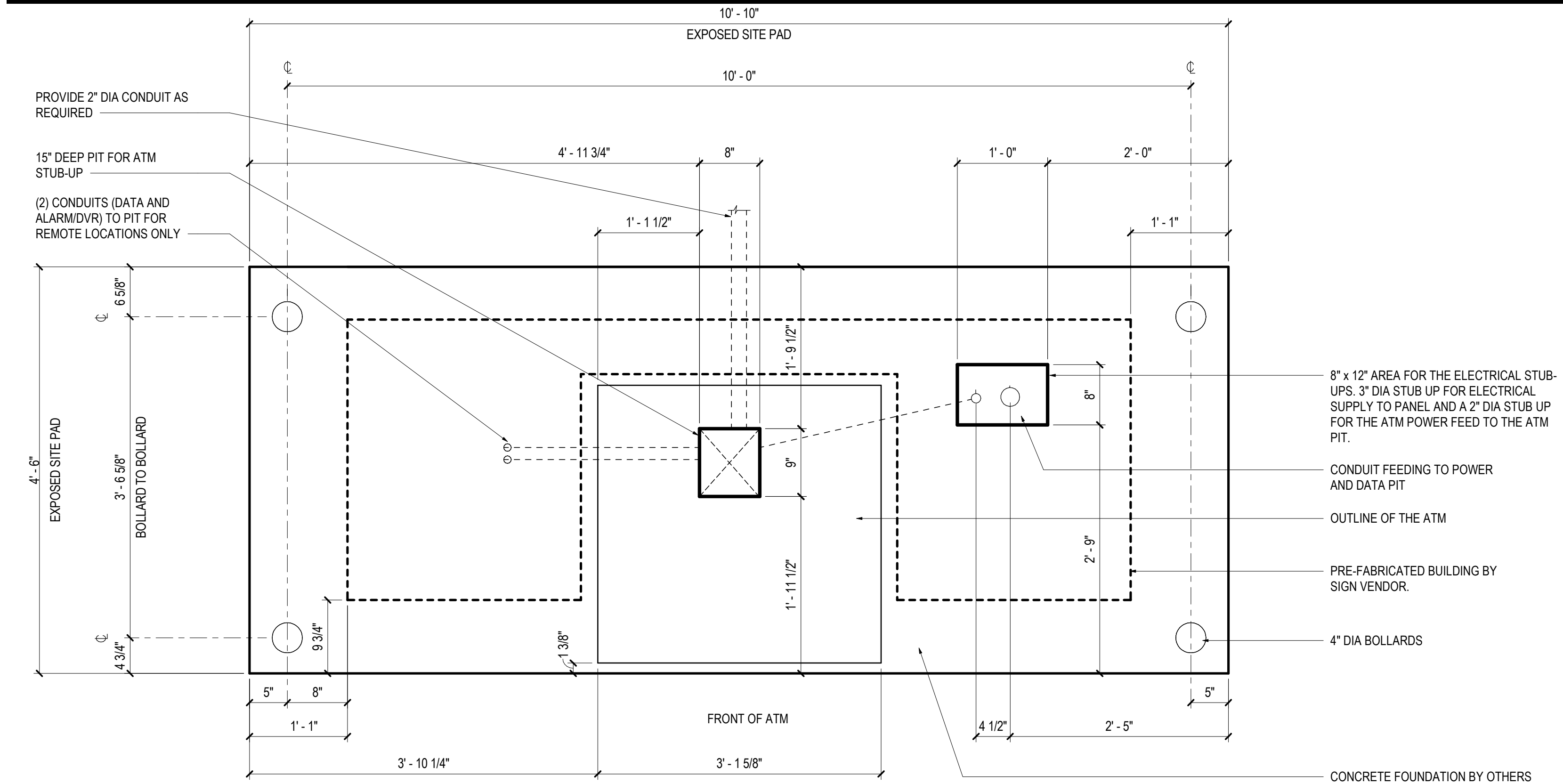
While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter  
Fax Text here

△	Date	Description
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2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%

01 CONSTRUCTION PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"



02 ATM FOUNDATION PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 1'-0"

SHEET NOTES

- PROVIDE NEW CONCRETE MEDIAN.
- EXISTING OVERFLOW DRAIN TO REMAIN.
- EXISTING PARKING & LANDSCAPE ISLAND TO REMAIN.
- EXISTING STREET LIGHTING TO REMAIN.
- EXISTING WATER CONTROL TO REMAIN. GC TO RAISE THEM AS REQUIRED TO FLUSH WITH NEW CONCRETE PAD.
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- PRIOR TO POURING CONCRETE GC TO COORDINATE ALL UTILITY LOCATIONS RELATIVE TO SLABS AND HARDSCAPE WITH OTHER DISCIPLINES AND SHOP DRAWINGS. REFERENCE ATM KIOSK SHOP DRAWINGS.
- 4" DIA POST CONCRETE AND STEEL BOLLARDS WITH BANK STANDARD GRAY WITH WHITE SLEEVES AS SHOWN.
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- PROVIDE BANK STANDARD CLEARANCE BAR. MFG: COMPANION #7099. 7'-5" W X 10'-0" H. REFER TO ATTACHED VENDOR DRAWINGS.
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- REFER TO SHEET A00.00 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS.
- REFER TO SHEET A00.40 FOR TYPICAL ACCESSIBILITY DETAILS.
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- PATCH & REPAIR OR REPLACE ANY DAMAGED SURFACE DURING DEMO AND CONSTRUCTION OF NEW WORK TO MATCH EXISTING.
- DRAWINGS MAY NOT REFLECT EXACT CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK. COORDINATE NEW WORK AND DEMOLITIONS WITH OTHER DISCIPLINES EXISTING CONDITIONS PRIOR TO WORK.

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

ENLARGED PLANS

Scale

As indicated

A01.01

© 2015 Gensler



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 5/23/2025

PROJECT NUMBER: SP2025-018  
PROJECT NAME: Site Plan for 3070 N Goliad Street  
SITE ADDRESS/LOCATIONS: 3070 N GOLIAD ST, D

CASE CAPTION: Discuss and Consider a request by Mamta Bojjam on behalf of Grey Stogner of Metroplex Acquisition Fund, L.P. for the approval of a Site Plan for Incidental Display for an ATM Machine on a portion of a 5.16-acre vacant parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 District (PD-70) for General Retail (GR) District land uses, addressed generally located in between 3066 & 3068 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/23/2025	Needs Review

05/23/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for Incidental Display for an ATM Machine on a portion of a 5.16-acre vacant parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 District (PD-70) for General Retail (GR) District land uses, addressed generally located in between 3066 & 3068 N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2025-018) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

I.5 Incidental Display is defined as being "...adjacent to an existing permanent business operated in the city where the products displayed or sold outdoors are the same as those sold inside the existing permanent business and where such activity is incidental to the normal conduct of business operated by the same merchant or his employer in an on-site building for which a valid Certificate of Occupancy (CO) exists and when permitted by the City." For instance, an ATM would be considered accessory to a Financial Institution. In this case, the applicant is proposing Incidental Display (i.e. ATM) without an adjacent Financial Institution. Given this, the proposed ATM does not meet the majority of the Incidental Display requirements, which are detailed in comment M.6.4 below.

#### M.6 Site Plan.

- (1) According to the Planned Development District 70 (PD-70) Ordinance (Ordinance No. 19-41), land uses shall not be separated by screening walls of physical barriers. In this case, there is a proposed metal screening wall. This will be an exception to the PD-70 requirements. (PD-70; Ordinance No. 19-41)
- (2) According to the Planned Development District 70 (PD-70) Ordinance (Ordinance No. 19-41), non-residential development shall be compatible with the surrounding residential and integrated with the adjacent uses through the use of landscape buffers and building design. In this case, there is no proposed landscaping or any building materials that will tie in the proposed structure with the surrounding development. This will be an exception to the PD-70 requirements. (PD-70; Ordinance No. 19-41)
- (3) Please indicate any ground mounted equipment. On the landscape plan provide the necessary five (5) gallon evergreen shrubs for screening. (Subsection 01.05. C, of Article 05, UDC)
- (4) The proposed Incidental Display does not meet the following Incidental Display requirements. Each shall constitute an exception to the Unified Development Code (UDC). (Subsection 02.03, of Article 04, UDC)
  - (a) Outdoor sales and display may not exceed five (5) percent of the adjacent building floor area. In this case, there is no adjacent building on the subject property.
  - (b) Outdoor sales and display may occupy up to 30.00% of a covered sidewalk that is located within 20-feet of the building. In this case, there is not a covered sidewalk or within 20-feet of a building.
  - (c) Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. In this case, the Incidental Display from adjacent roadways and adjacent properties.
  - (d) Screening must be a minimum of eight feet high or one (1) foot taller than the materials being displayed, whichever is greater. In this case, the screening does not appear to be one (1) foot taller.
  - (e) Screening must include a minimum of 20.00% solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron or decorative metal fence. In this case, the screening is a solid metal wall.
  - (f) Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure. In this case, the Incidental Display is located immediately adjacent to or connected to a building.

#### M.7 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) The light levels may not exceed 0.2 FC at any property line. In this case, the light levels exceed 0.2 FC along several property lines. In order to meet the State of Texas lighting requirements for ATMs and the City of Rockwall requirements, the site orientation may need to change. (Subsection 03.03.G, of Article 07, UDC)

#### M.8 Building Elevations

- (1) The subject property is located within the North SH-205 Overlay District (N. SH-205 OV). Given this, the proposed Incidental Display and the canopy are subject to the material requirements. They must incorporate 20% natural or quarried stone, and 90% masonry materials. This will be variance to the Unified Development Code (UDC). (Subsection 06.02, of Article 05, UDC)

M.9 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. The current submittal has nine (9) exceptions and one (1) variance, which will require a total of 20 compensatory. Staff recommends eliminating as many variances and exceptions as possible.

I.10 Revised and corrected plans are due by 3:00 PM on June 3, 2025.

I.11 Please note the scheduled meetings for this case:

- (1) Planning & Zoning meeting/work session meeting will be held on May 27, 2025.
- (2) Planning & Zoning meeting/public hearing meeting will be held on June 10, 2025.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present



their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2025	Approved w/ Comments

05/22/2025: 1. You will need to ask for a variance for not providing a bypass lane.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No structures or fences with easements.
- No signage is allowed within easements or ROW.
- All parking, storage, drive aisles, storage areas must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:

- Existing flow patterns must be maintained.
- Drainage may not be increased towards any direction.
- Grate inlets are not allowed.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/22/2025	Needs Review

05/22/2025: Previously there was a screening wall mentioned to be built by someone with this project after the Pre-Development meeting. I see it mentioned on the plans but see no details or material notes.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/19/2025	Approved w/ Comments

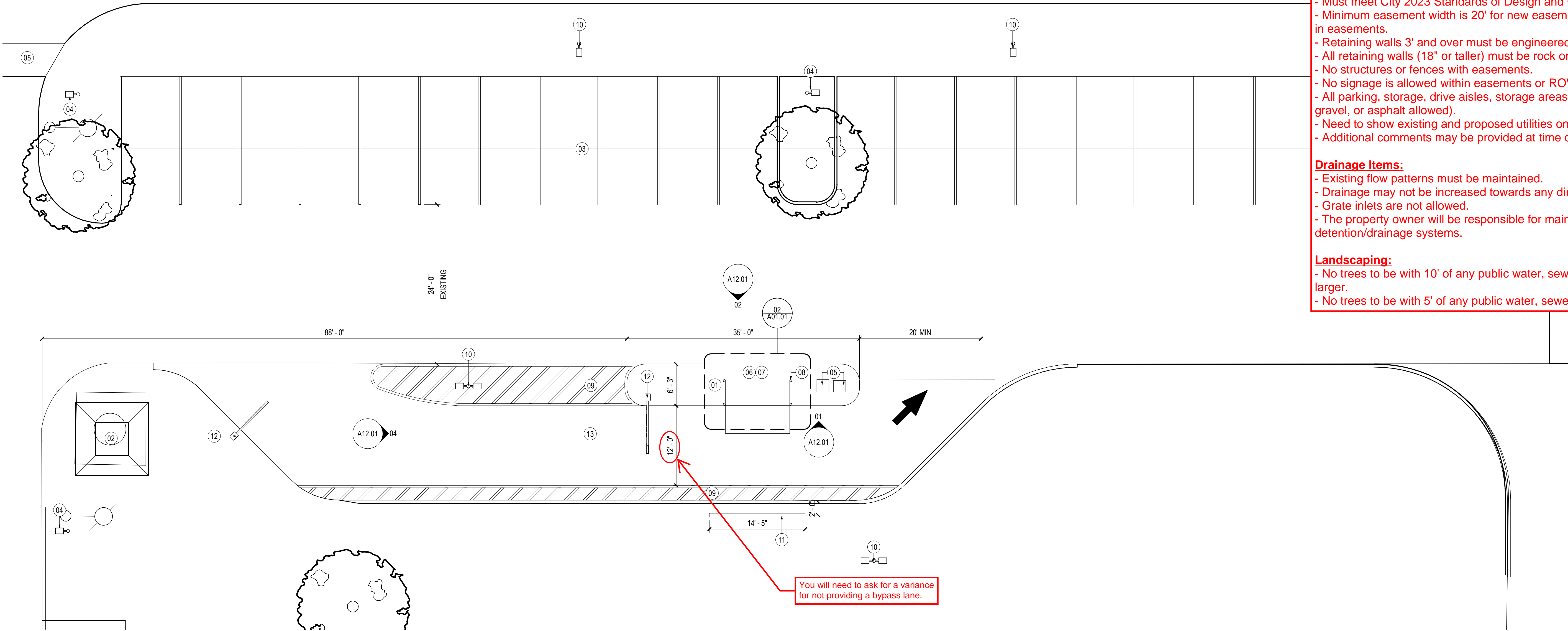
05/19/2025: Please use the unit number of 3070 N GOLIAD ST, #D, ROCKWALL, TX 75087 for this address.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/19/2025	Approved w/ Comments

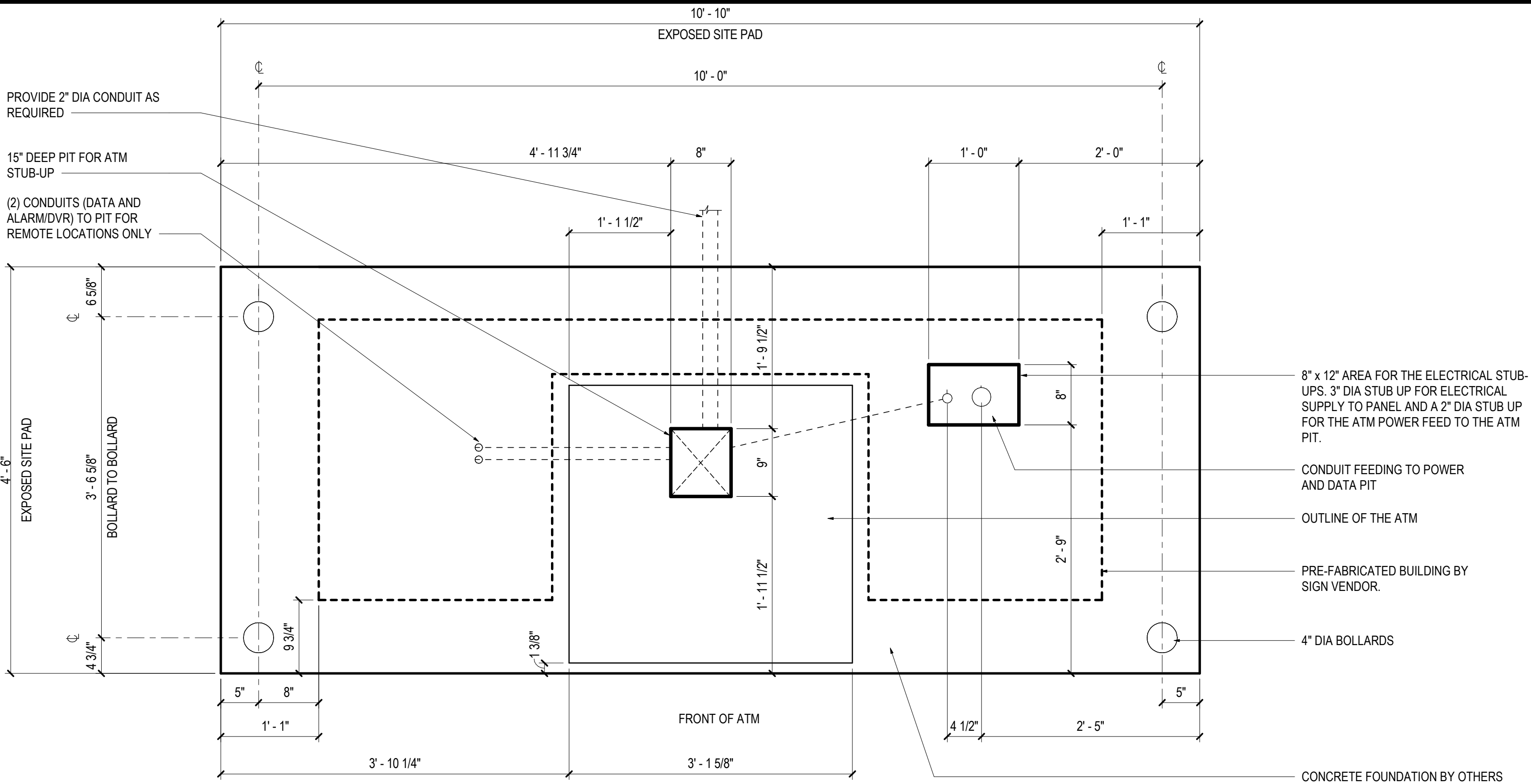
05/19/2025: Type and size of landscape plants?



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01 CONSTRUCTION PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"



02 ATM FOUNDATION PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 1'-0"

SHEET NOTES

- 01 PROVIDE NEW CONCRETE MEDIAN.
- 02 EXISTING OVERFLOW DRAIN TO REMAIN.
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- 04 EXISTING STREET LIGHTING TO REMAIN.
- 05 EXISTING WATER CONTROL TO REMAIN. GC TO RAISE THEM AS REQUIRED TO FLUSH WITH NEW CONCRETE PAD.
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- 07 PRIOR TO POURING CONCRETE GC TO COORDINATE ALL UTILITY LOCATIONS RELATIVE TO SLABS AND HARDSCAPE WITH OTHER DISCIPLINES AND SHOP DRAWINGS. REFERENCE ATM KIOSK SHOP DRAWINGS.
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- 10 PROVIDE NEW LIGHT FIXTURE TO MATCH EXISTING AT LOCATION SHOWN. MOUNTING HT = 25'. UR28 - 114L-265-4K7-5W4-UNV-VSF-08T.
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Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

ENLARGED PLANS

Scale

As indicated

A01.01

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# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STATE OF TEXAS  
PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3070 N Goliad St

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Intersection of Goliad & Dalton Rd - Tom Thumb Shopping Centre

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-37

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☒ OWNER

Metroplex Acquisition Fund, L.P.

☒ APPLICANT

CONTACT PERSON

Grey Stogner

CONTACT PERSON

Mamta Bojjam

ADDRESS

12720 Hillcrest Rd.

ADDRESS

5505 Greenville Ave

Suite 650

CITY, STATE & ZIP

Dallas, TX 75230

CITY, STATE & ZIP

Dallas TX 75206

PHONE

214-343-4477

PHONE

214.273.1536

E-MAIL

gstogner@crestviewcompanies.com

E-MAIL

mamta\_bojjam@gensler.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grey Stogner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

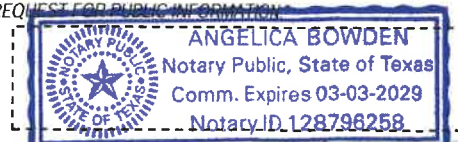
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16<sup>th</sup> DAY OF April, 2025

OWNER'S SIGNATURE

Grey Stogner

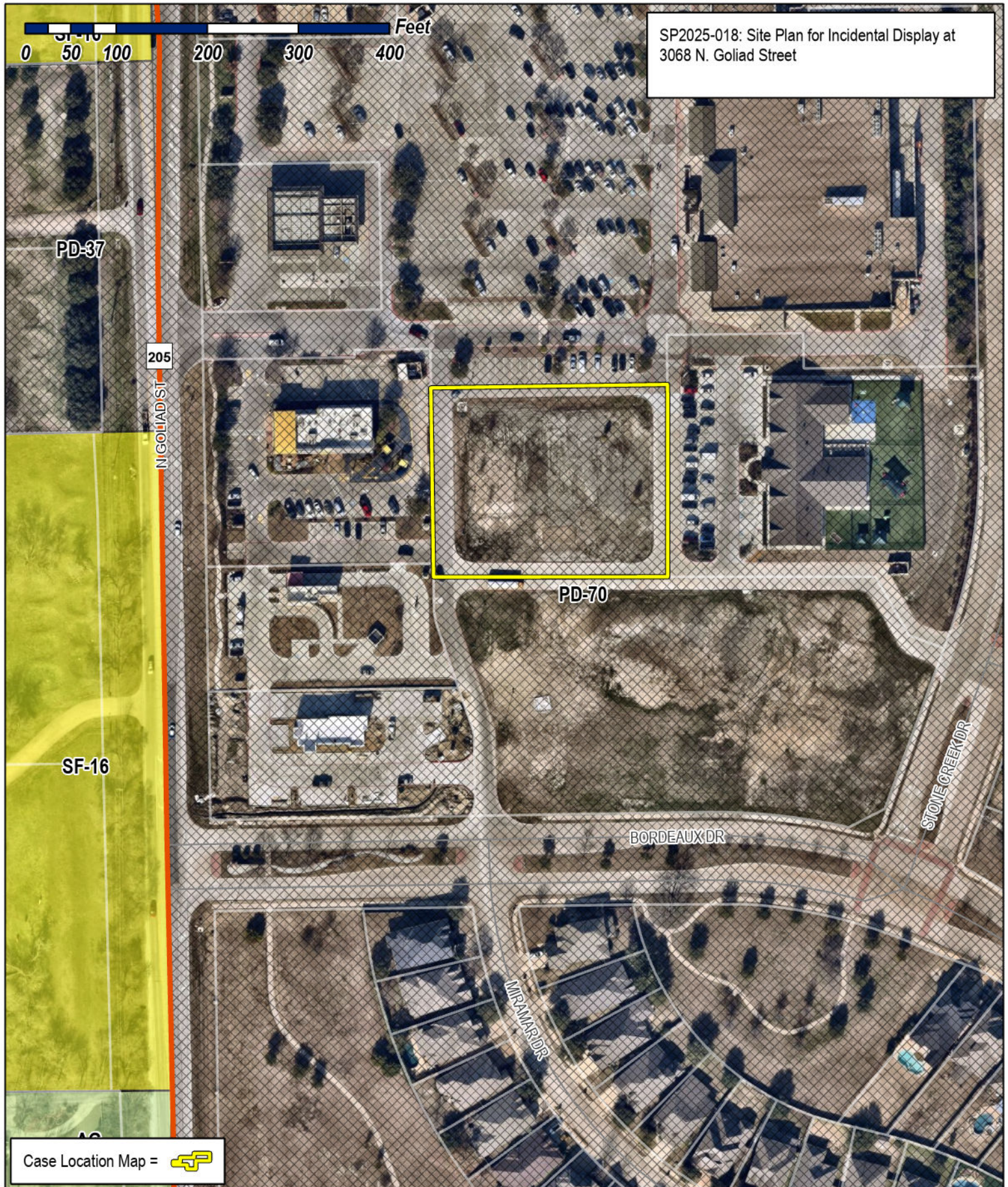
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.2029





SP2025-018: Site Plan for Incidental Display at  
3068 N. Goliad Street

Case Location Map = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter  
Fax Text here

△	Date	Description
1	09.23.2024	SCHEMATIC DESIGN - 90%
2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%

SCOPE OF WORK  
(NO CHANGE IN PARKING COUNT)

01  
A01.01

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

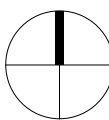
027.7901.201

Description

SITE PLAN

Scale

1" = 60'-0"



A00.50

© 2015 Gensler

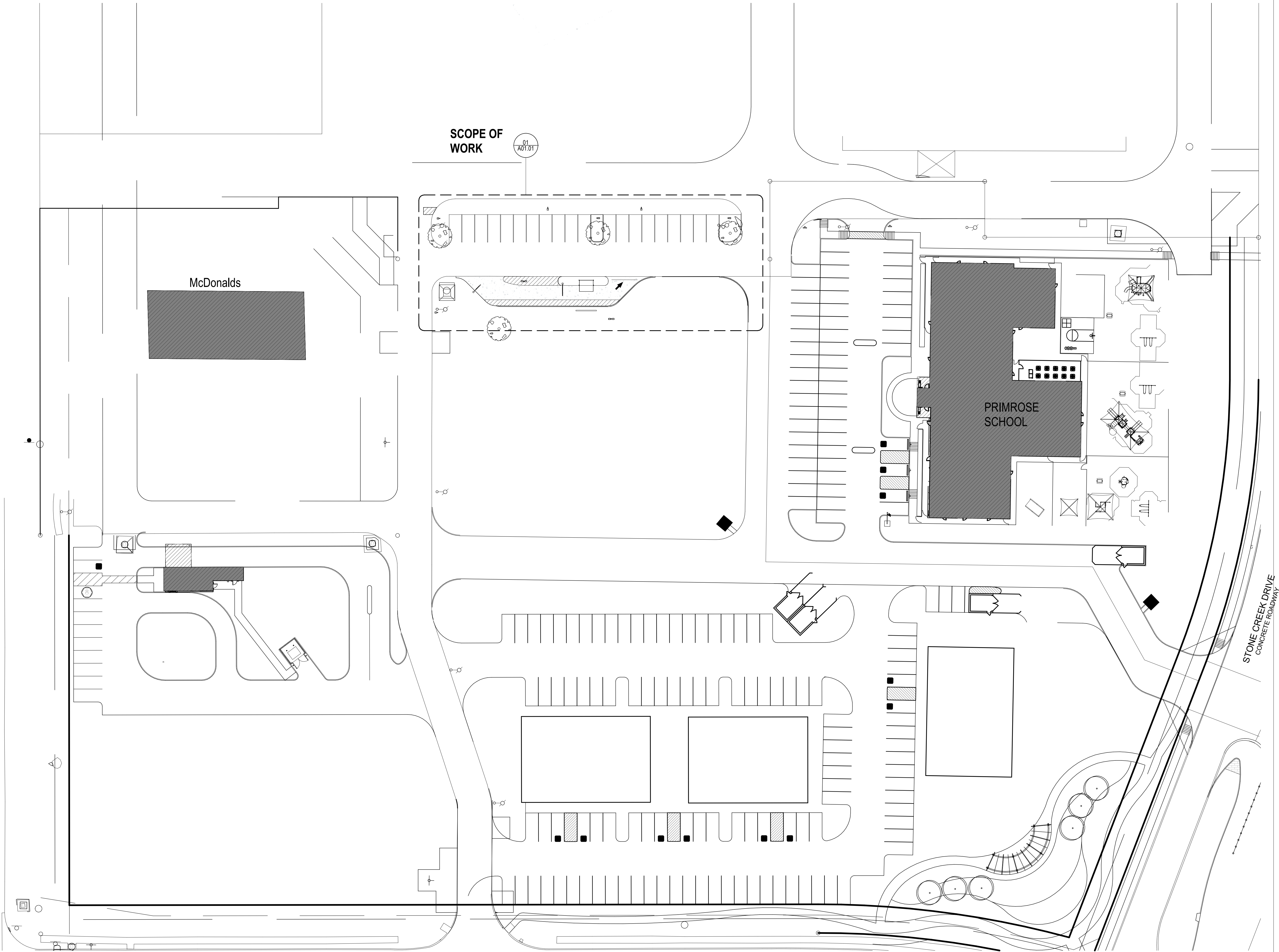


NOTE: PICTURE COUTESY OF GOOGLE EARTH

Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087





# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

## Gensler

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2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name  
GOLIAD AND DALTON  
TXW-E05

Project Number  
027.7901.201

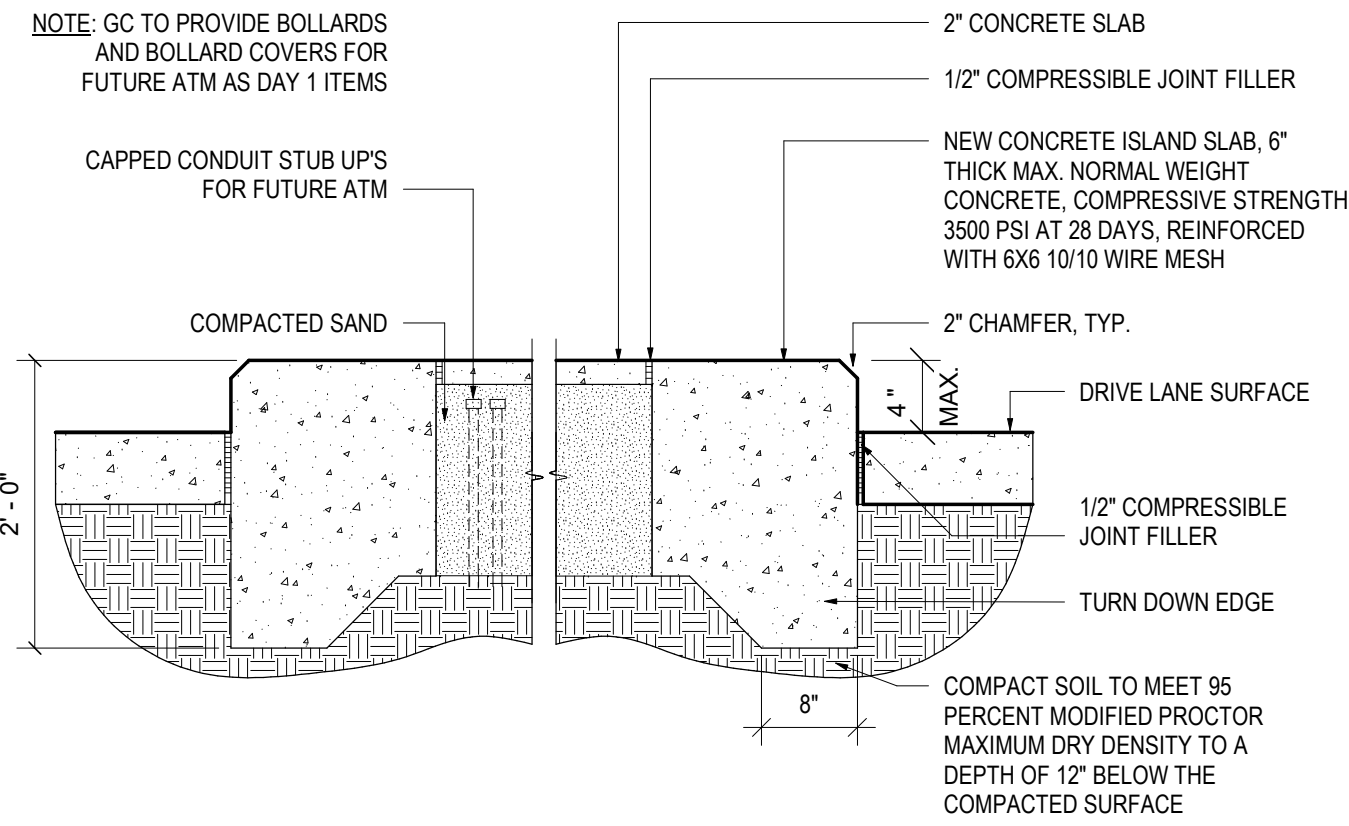
Description  
SITE PLAN - REFERENCE

# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

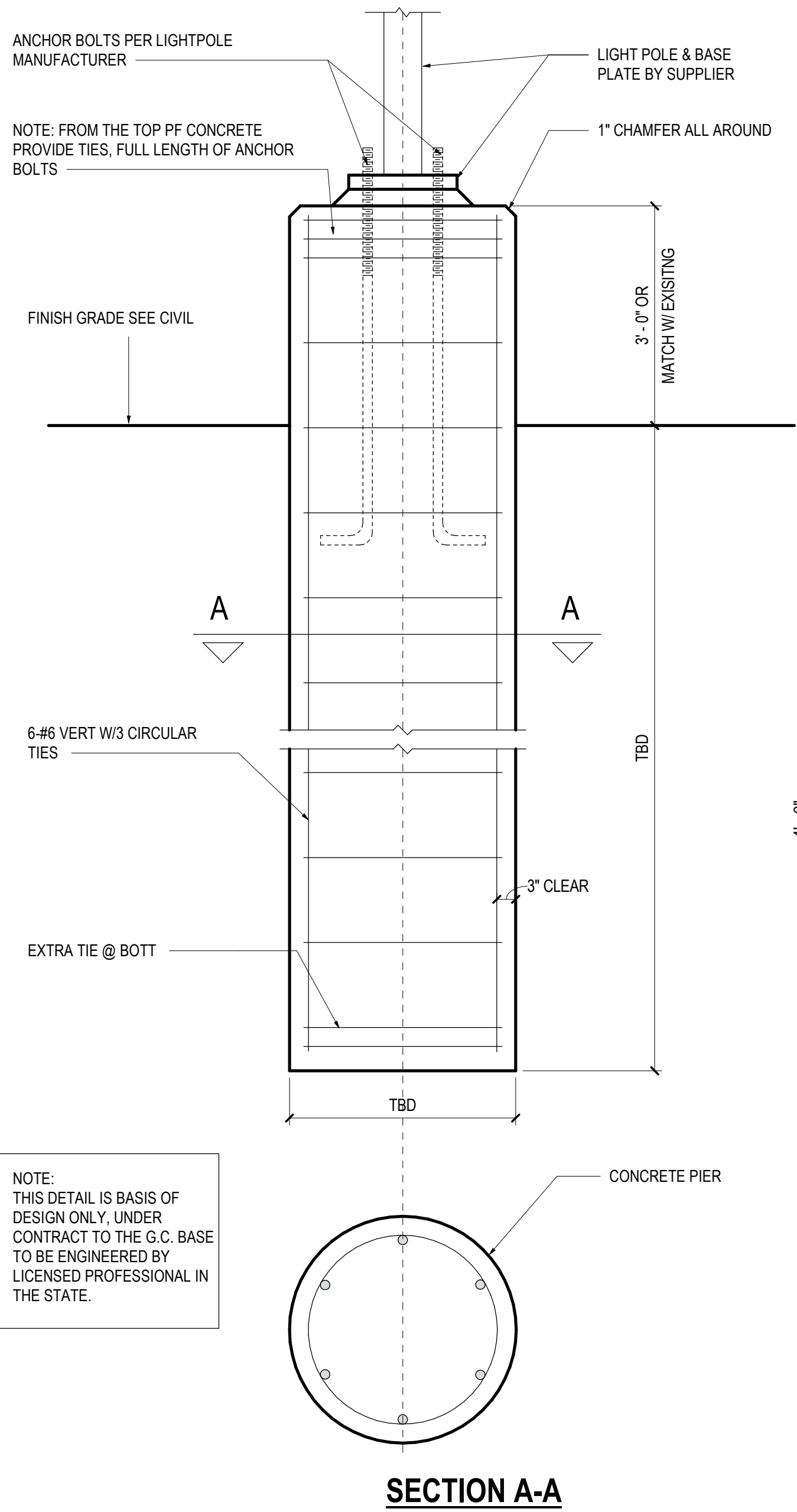
## A00.51





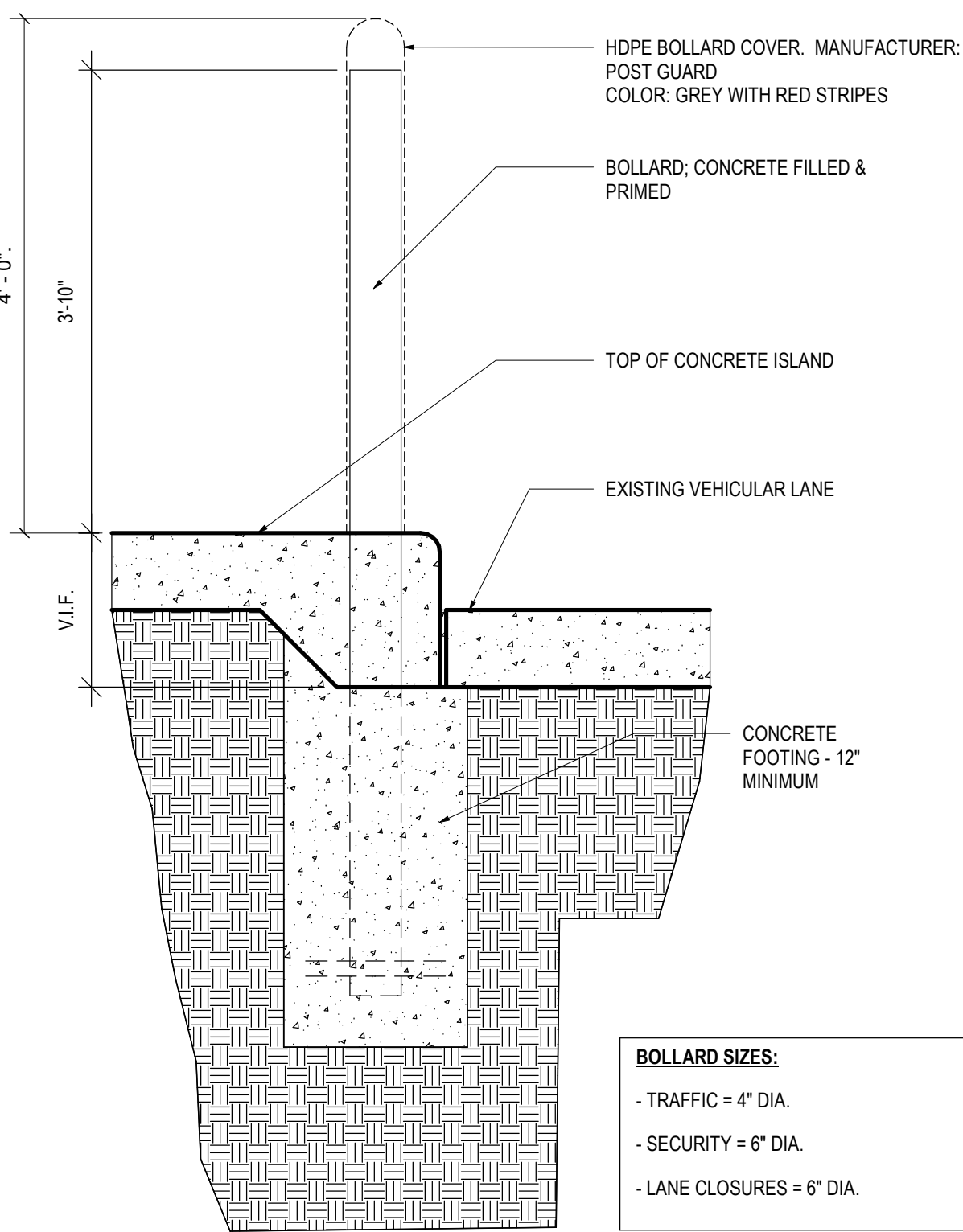
3 TYP CURB SLAB @ DRIVE-UP ATM

SCALE: 3/4" = 1'-0"



6 LIGHT POLE FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"



5 TYPICAL BOLLARD DETAIL

SCALE: 1" = 1'-0"

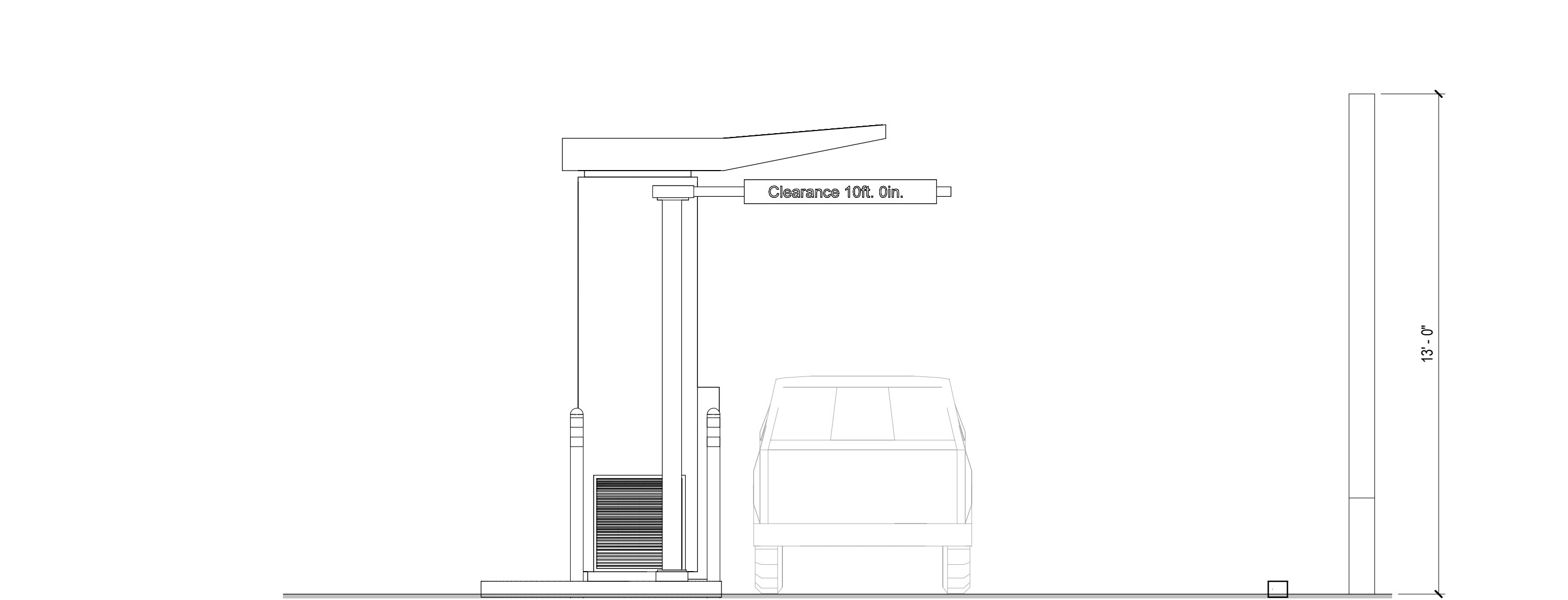
01 ATM FRONT ELEVATION

SCALE: 3/8" = 1'-0"



02 ATM REAR ELEVATION

SCALE: 3/8" = 1'-0"



04 SIDE ELEVATION

SCALE: 3/8" = 1'-0"

# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

## Gensler

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Fax Text here

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2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

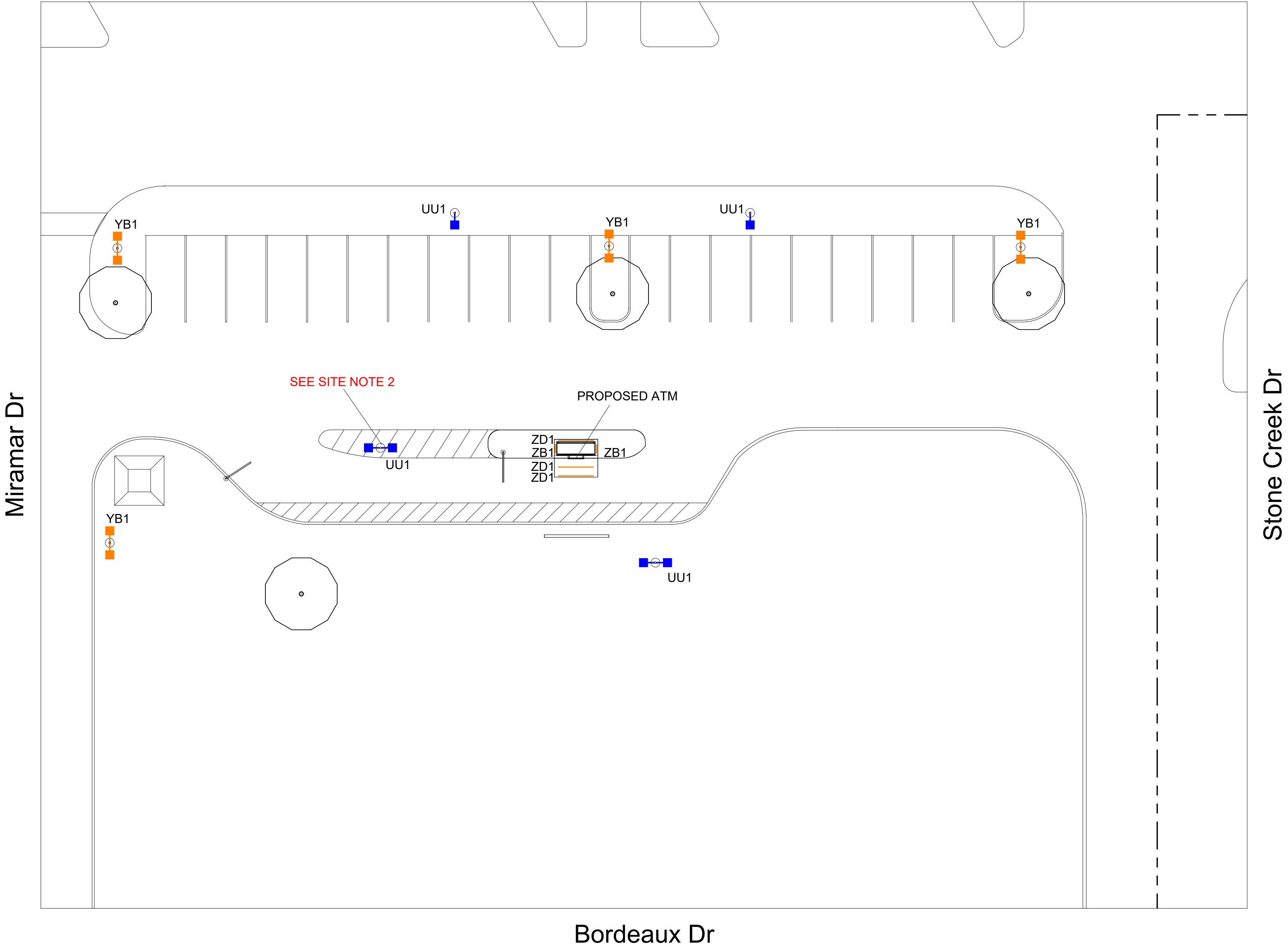
ELEVATIONS





# Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

A12.01

TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
6	UU1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
8	YB1	OUT OF SCOPE	-
2	ZB1	OUT OF SCOPE	-
3	ZD1	OUT OF SCOPE	-



**SEE FIXTURE CLARIFICATION NOTE #9**							LUMINAIRE SCHEDULE		**CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING**					
SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE	
	6	UU1	4	CURRENT	UR28	UR28-114L-265-4K7-5W-UNV-VSF-DBT	ADD NEW POLE AND FIXTURE	25' - 0" AFG	-	B5-U0-G3	POLE MOUNT	0.265	1590 W	
	8	YB1	-	-	-	-	OUT OF SCOPE	-	-	-	POLE MOUNT	0	0 W	
	2	ZB1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.016	32 W	
	3	ZD1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.064	192 W	
GRAND TOTAL WATTAGE													1814 W	

SITE NOTES:	EXISTING SITE CONDITIONS:
1. LIGHTING IS REQUIRED FOR COMPLIANCE AND WILL REQUIRE LANDLORD APPROVAL PRIOR TO INSTALLATION. BANK MUST HAVE LANDLORD AGREE TO LEAVE FIXTURES ON ALL HOURS OF DARKNESS. 2. CONTRACTOR TO INSTALL POLE WITH A 3' BASE PAINTED YELLOW TO PROTECT POLE.	1. EXISTING POLES - ROUND TAPERED - STEEL 2. EXISTING POLE BASES - 3' 3. EXISTING DRIVE THRU CEILING - N/A

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

Bank of America

BLUE = NEW FIXTURE  
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED  
ORANGE = EXISTING FIXTURE TO REMAIN  
TURQUOISE = FIXTURE TO BE REMOVED  
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT  
--- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION  
== = INDICATES NEW SECURITY FENCE  
- - - = BURIED ELECTRICAL CIRCUIT

SCALE: 1/16" = 1'-0"

V4 250203

REVISION NO.

DESCRIPTION

REVISED BY

Goliad and Dalton  
TXW-E05  
3070 N Goliad St,  
Rockwall, TX 75087

OVERALL SITE PLAN

DESIGNED BY: JWE

DRAWN BY: JWE

REVIEWED BY: AWD

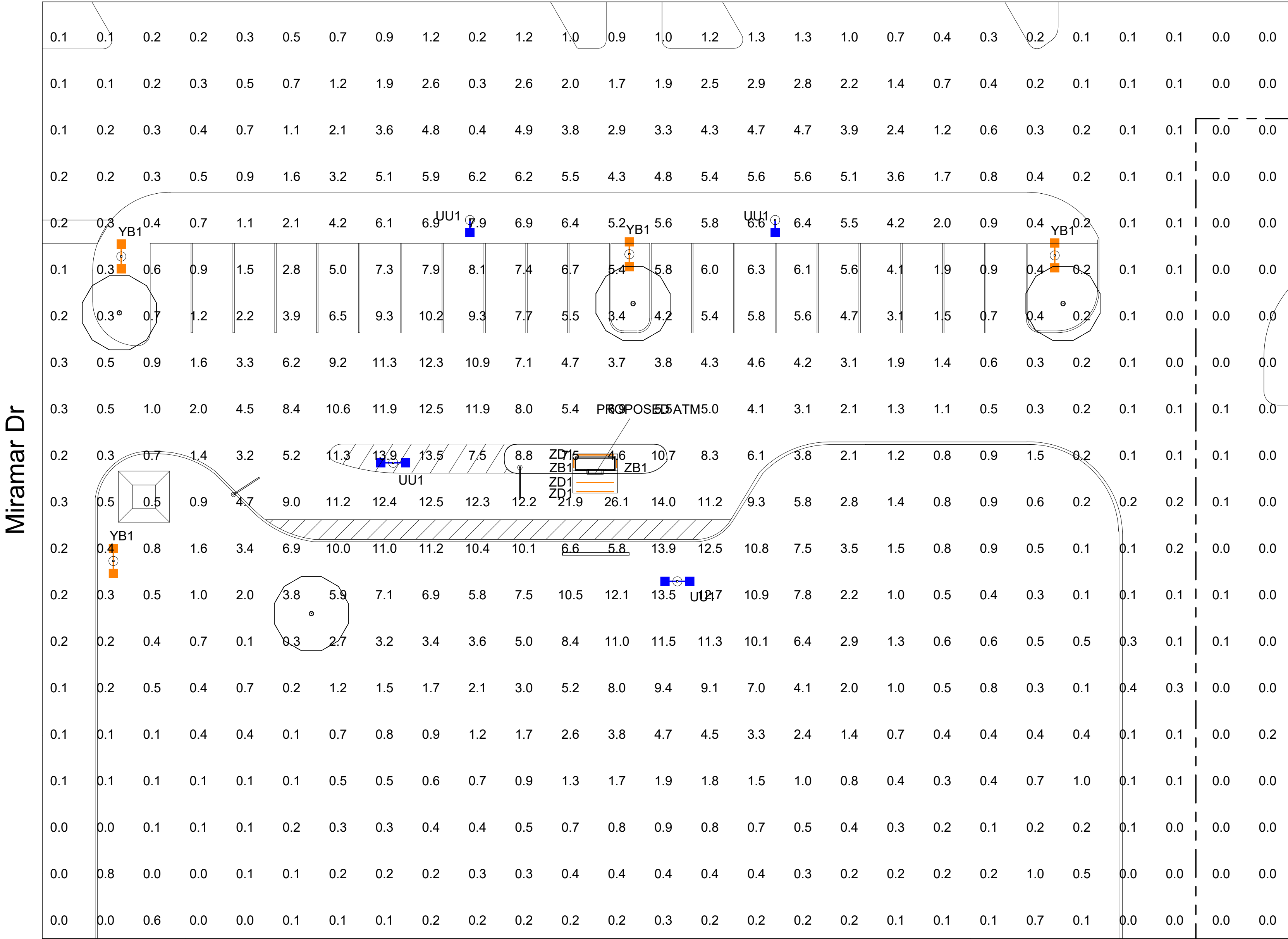
APPROVED BY: KRM

SHEET NO. LU-3

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK



- NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
  2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
  3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
  4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



Bordeaux Dr

Stone Creek Dr

Bank of America



- BLUE = NEW FIXTURE  
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED  
ORANGE = EXISTING FIXTURE TO REMAIN  
TURQUOISE = FIXTURE TO BE REMOVED  
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT  
--- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION  
--- = INDICATES NEW SECURITY FENCE  
--- = BURIED ELECTRICAL CIRCUIT



SCALE: 1/16" = 1'-0"

V4 250203

1		
2		
3		
REVISION NO.	DESCRIPTION	REVISED BY



Goliad and Dalton  
TXW-E05  
3070 N Goliad St,  
Rockwall, TX 75087

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-4		

Bank of America  
Corporation  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	2.6 fc	26.1 fc	0.0 fc	0.0 fc	0.0 fc

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK

Bank of America Corporation

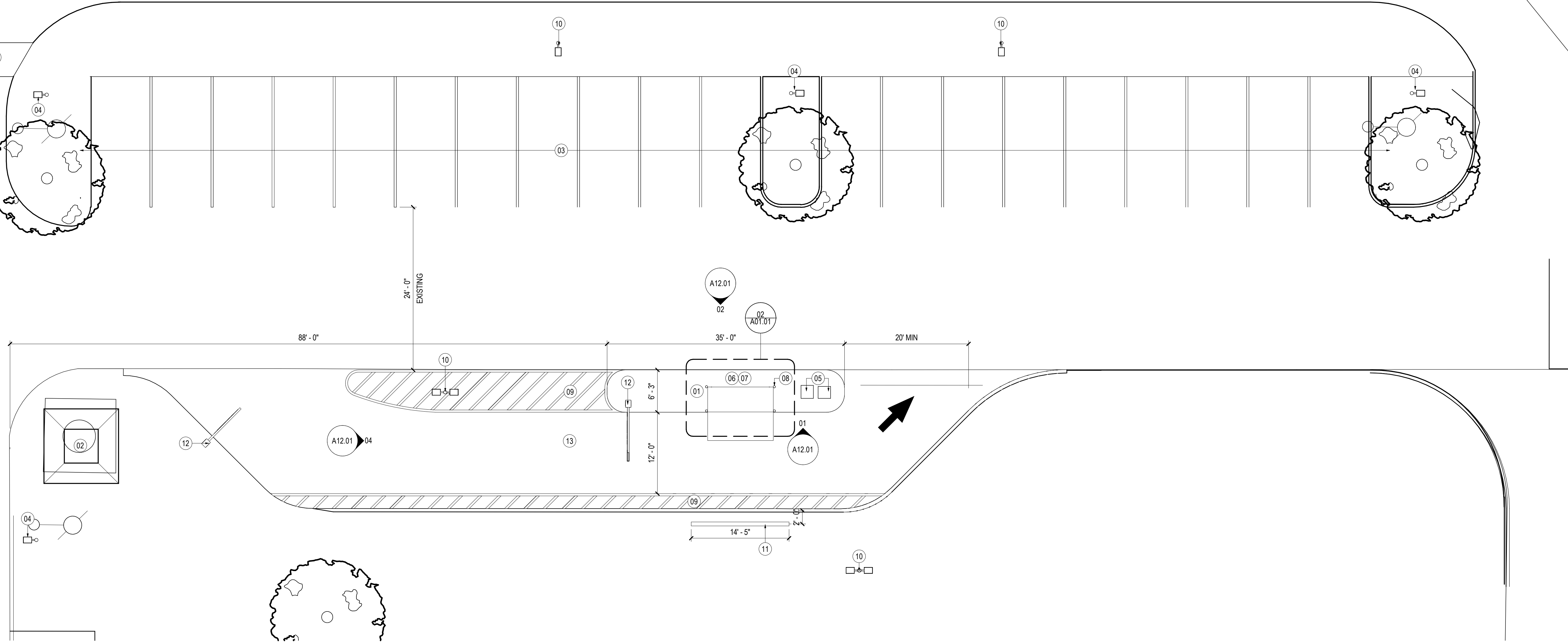
3070 N GOLIAD ST  
ROCKWALL, TX 75087

Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter  
Fax Text here

△	Date	Description
1	09.23.2024	SCHEMATIC DESIGN - 90%
2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%



01 CONSTRUCTION PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

SHEET NOTES

- PROVIDE NEW CONCRETE MEDIAN.
- EXISTING OVERFLOW DRAIN TO REMAIN.
- EXISTING PARKING & LANDSCAPE ISLAND TO REMAIN.
- EXISTING STREET LIGHTING TO REMAIN.
- EXISTING WATER CONTROL TO REMAIN. GC TO RAISE THEM AS REQUIRED TO FLUSH WITH NEW CONCRETE PAD.
- PROVIDE NEW ISLAND DIVE UP ATM WITH UB HOUSING (1)HYOSUNG 91\_CEN III WITH FRAME-R-UB-DUEC-NG-30-H91. REFER TO ATM KIOSK SHOP. PROVIDE ENGINEERED PAD PER THE UB MANUFACTURER'S SPECIFICATIONS WITH BANK STANDARD BOLLARDS.
- PRIOR TO POURING CONCRETE GC TO COORDINATE ALL UTILITY LOCATIONS RELATIVE TO SLABS AND HARDSCAPE WITH OTHER DISCIPLINES AND SHOP DRAWINGS. REFERENCE ATM KIOSK SHOP DRAWINGS.
- 4" DIA POST CONCRETE AND STEEL BOLLARDS WITH BANK STANDARD GRAY WITH WHITE SLEEVES AS SHOWN.
- PROVIDE NEW 4" WIDE WHITE PAINT STRIPING AS SHOWN.
- PROVIDE NEW LIGHT FIXTURE TO MATCH EXISTING AT LOCATION SHOWN. MOUNTING HT = 25'. UR28 - 114L-265-4K7-SW4-UNV-VSF-08T.
- PROVIDE FREE STANDING SUNSCREEN TO SHIELD ATM FROM DIRECT SUN. REFER TO ATTACHED VENDOR DRAWINGS.
- PROVIDE BANK STANDARD CLEARANCE BAR. MFG: COMPANION #7099. 7'-5"X 10'-0". REFER TO ATTACHED VENDOR DRAWINGS.
- PROVIDE ENLARGED LANE TO SUPPORT NEW ATM DRIVE THRU ENTRANCE TRAFFIC.

GENERAL NOTES

- PROPERTY LINES AND OTHER SITE INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES AND TO BE USED FOR REFERENCE ONLY.
- REFER TO SHEET A00.00 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS.
- REFER TO SHEET A00.40 FOR TYPICAL ACCESSIBILITY DETAILS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
- PATCH & REPAIR OR REPLACE ANY DAMAGED SURFACE DURING DEMO AND CONSTRUCTION OF NEW WORK TO MATCH EXISTING.
- DRAWINGS MAY NOT REFLECT EXACT CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK. COORDINATE NEW WORK AND DEMOLITIONS WITH OTHER DISCIPLINES EXISTING CONDITIONS PRIOR TO WORK.

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

ENLARGED PLANS

Scale

As indicated

Bank of America Corporation

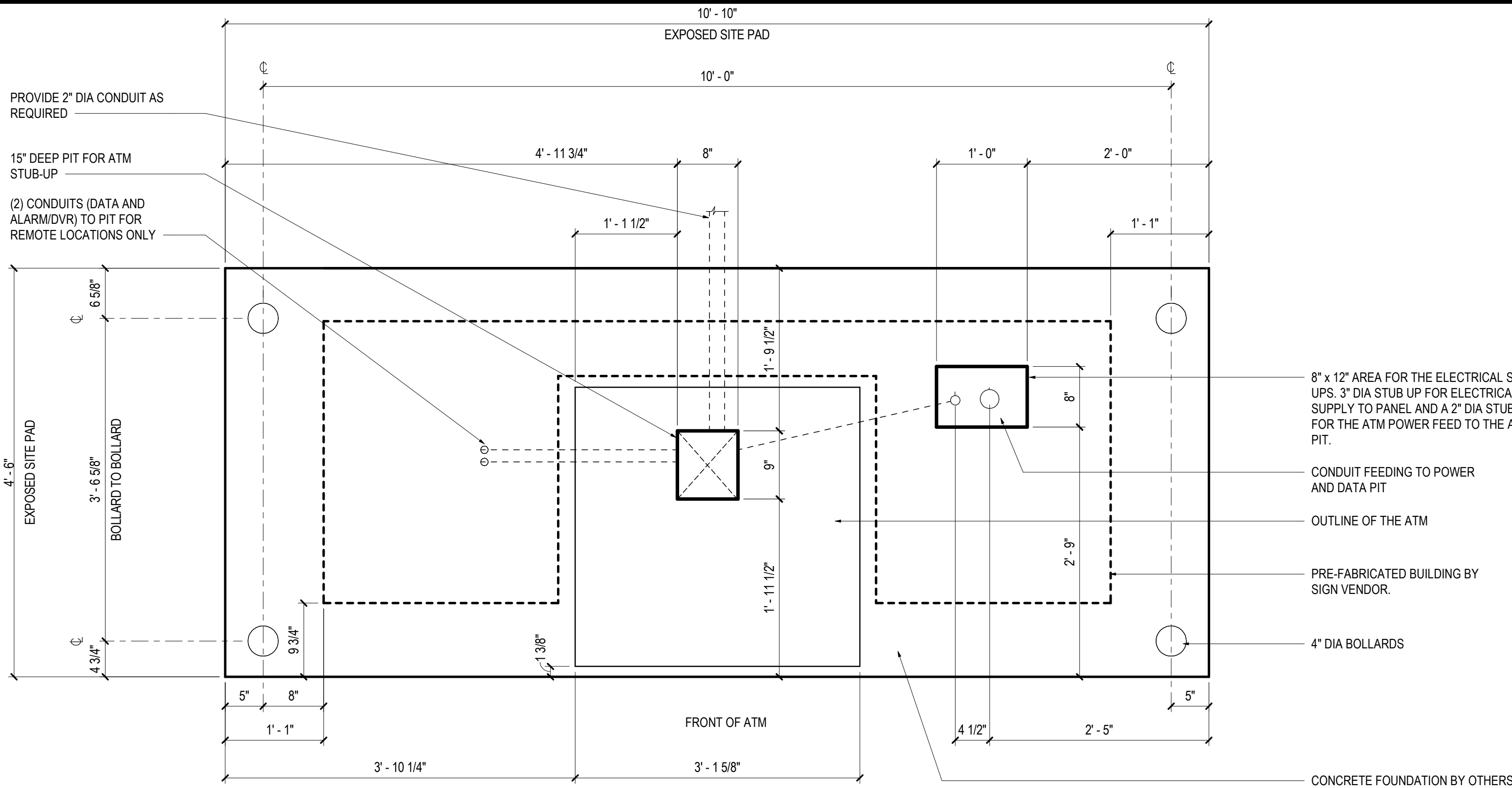
3070 N GOLIAD ST  
ROCKWALL, TX 75087

A01.01

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02 ATM FOUNDATION PLAN (FOR REFERENCE ONLY)

SCALE: 1" = 1'-0"







## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION MEMORANDUM

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Planning and Zoning Commission

**FROM:** Henry Lee, *Senior Planner*

**DATE:** June 10, 2025

**SUBJECT:** SP2025-018; *Site Plan for 3066 & 3068 N. Goliad Street*

---

The applicant, Mamta Bojjam on behalf of Grey Stogner of Metroplex Acquisition Fund LP., is requesting approval of a site plan for *Incidental Display* not in conjunction with an existing business. The subject property is a 5.16-acre vacant parcel of land (*i.e. Lot 14, Block A, Stone Creek Retail Addition*) zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located in between 3066 & 3068 N. Goliad Street. In March 2025, the applicant met with staff for a *Pre-Application Meeting* to discuss adding *Incidental Display* (*i.e. ATM*) to the subject property. Through this meeting staff determined that the proposed *Incidental Display* is not in conformance with the majority of the *Conditional Land Use Standards* detailed in the Unified Development Code (UDC) given that it is not in conjunction with an existing business. Following this meeting, on May 16, 2025, the applicant submitted an application requesting approval of site plan for *Incidental Display*.

According to the Subsection 02.03(F)(6), *Retail and Personal Service Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Incidental Display* shall meet the following requirements, [1] all outdoor sales and display must be delineated on a approved site plan, [2] outdoor sales and display may not exceed five (5) percent of the adjacent building floor area, [3] outdoor sales and display may occupy up to 30.00% of a covered sidewalk that is located within 20-feet of the building, [4] any outside sales and display not located on a covered sidewalk must be screened, and [5] no outdoor sales and display may be located in any portion of a parking lot. In review of these items, only items one (1) and five (5) are being addressed given that the *Incidental Display* is being delineated on a site plan and it is not within a parking lot. In addition to the Unified Development Code (UDC), the proposed *Incidental Display* is subject to the requirements of Planned Development District 70 (PD-70) [Ordinance No. 19-41]. According to Planned Development District 70 (PD-70), non-residential development shall be compatible with the surrounding residential and integrated with the adjacent uses through the use of landscape buffers and building design. In addition, land uses shall not be separated by screening walls or physical barriers. In this case, the applicant is not proposing to provide any landscaping or comparable building materials that will tie in the proposed structure with the surrounding development, and the applicant is proposing a metal screening wall which is expressly prohibited by the Planned Development District ordinance. Given this, the proposed *Incidental Display* does not meet the requirements outlined by Planned Development District 70 (PD-70). Staff should note that project comments were provided to the applicant following the submission of the request; however, the applicant has chosen not to address any of staff's comments or the conformance issues identified by staff. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the June 10, 2025 Planning and Zoning Commission meeting.



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STATE OF TEXAS ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

## NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3070 N Goliad St

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION Intersection of Goliad & Dalton Rd - Tom Thumb Shopping Centre

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-37

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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☒ OWNER

Metroplex Acquisition Fund, L.P.

☒ APPLICANT

CONTACT PERSON

Grey Stogner

CONTACT PERSON

Mamta Bojjam

ADDRESS

12720 Hillcrest Rd.

ADDRESS

5505 Greenville Ave

Suite 650

CITY, STATE & ZIP

Dallas, TX 75230

CITY, STATE & ZIP

Dallas TX 75206

PHONE

214-343-4477

PHONE

214.273.1536

E-MAIL

gstogner@crestviewcompanies.com

E-MAIL

mamta\_bojjam@gensler.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grey Stogner [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

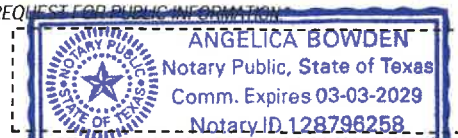
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16<sup>th</sup> DAY OF April, 2025

OWNER'S SIGNATURE

Grey Stogner

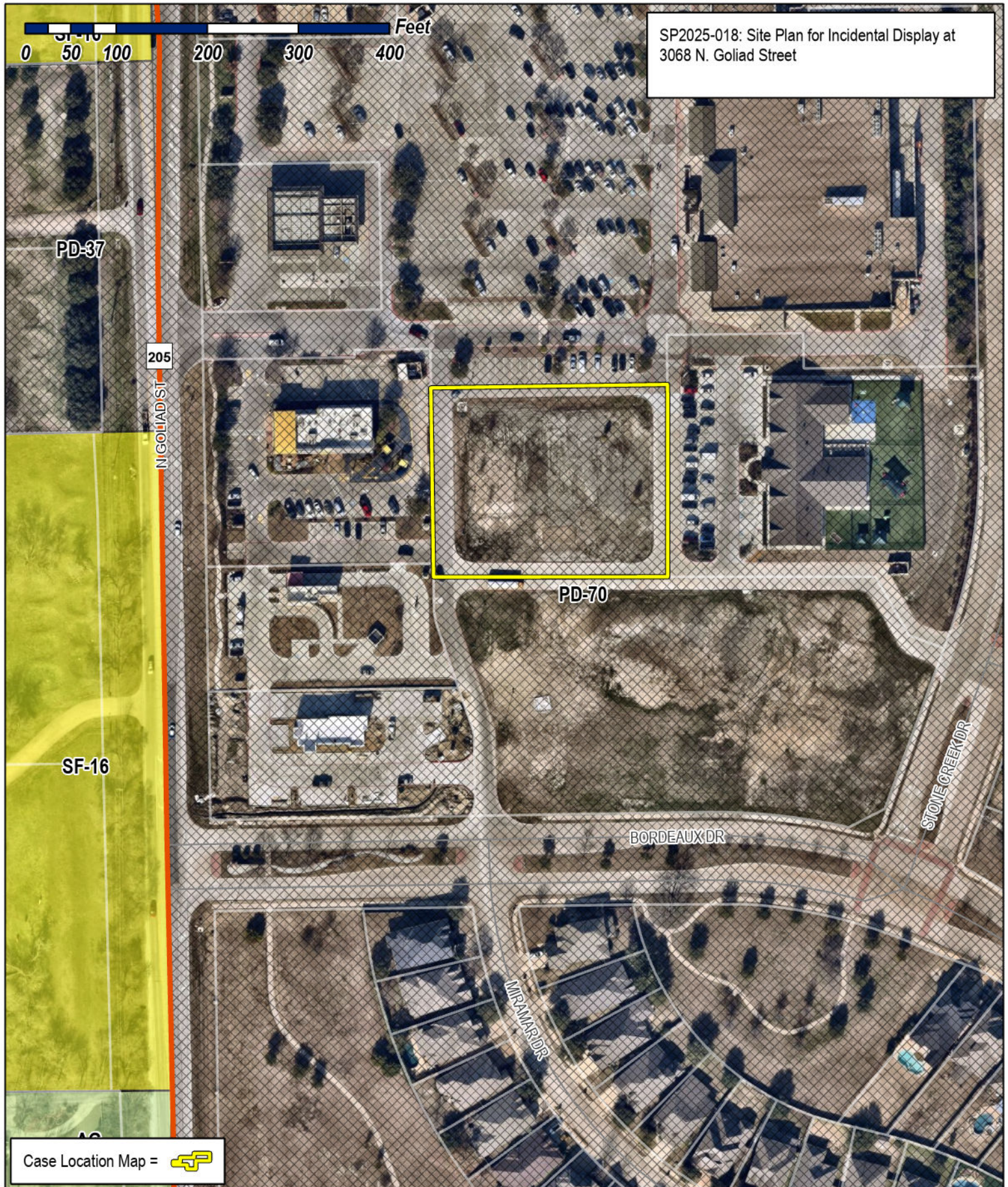
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.2029





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087

Gensler

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Fax Text here

△	Date	Description
1	09.23.2024	SCHEMATIC DESIGN - 90%
2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%

SCOPE OF WORK  
(NO CHANGE IN PARKING COUNT)

01  
A01.01

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

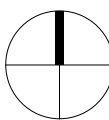
027.7901.201

Description

SITE PLAN

Scale

1" = 60'-0"



A00.50

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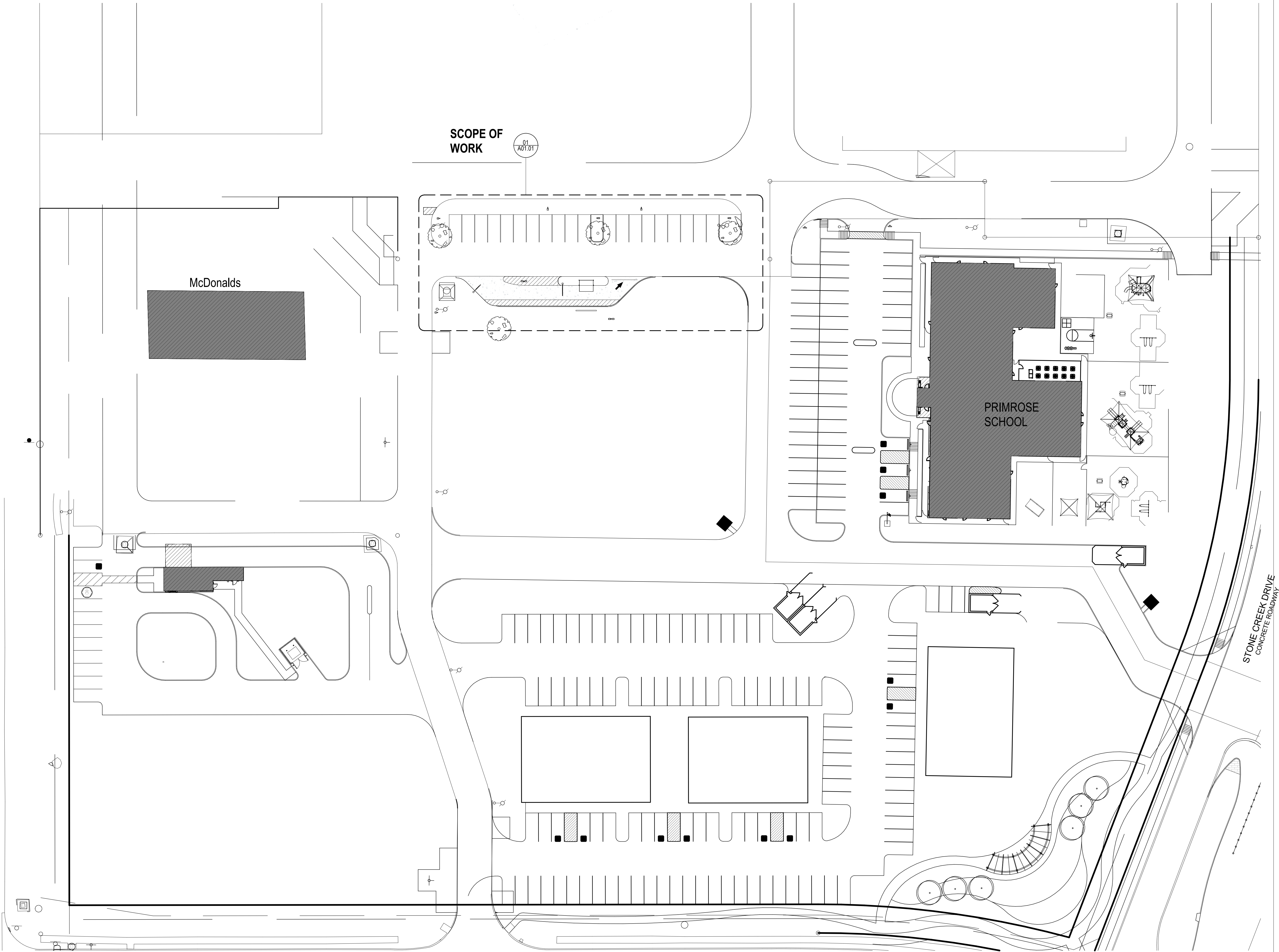


NOTE: PICTURE COUTESY OF GOOGLE EARTH

Bank of America Corporation

3070 N GOLIAD ST  
ROCKWALL, TX 75087





# Bank of America Corporation

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ROCKWALL, TX 75087

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Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name  
GOLIAD AND DALTON  
TXW-E05

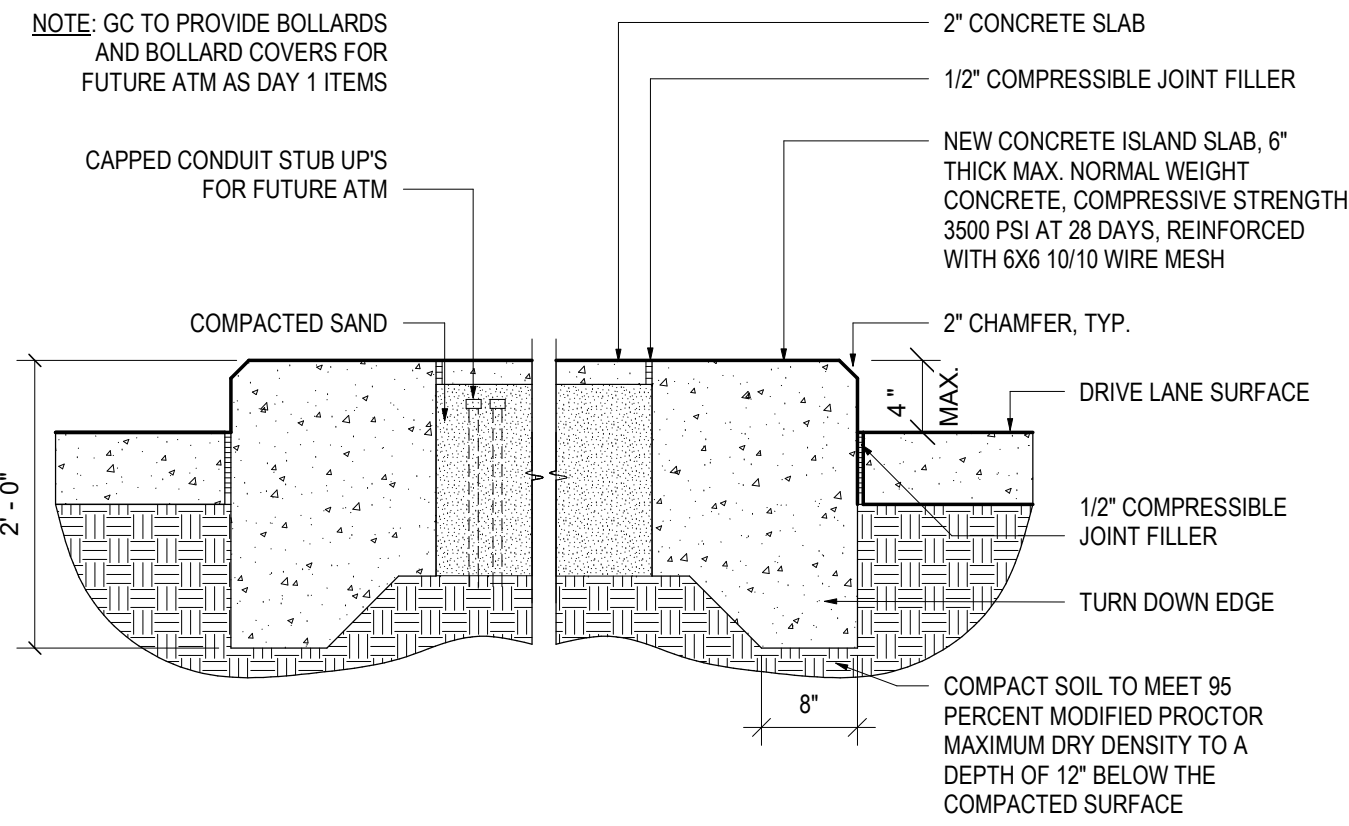
Project Number  
027.7901.201

Description  
SITE PLAN - REFERENCE

# Bank of America Corporation

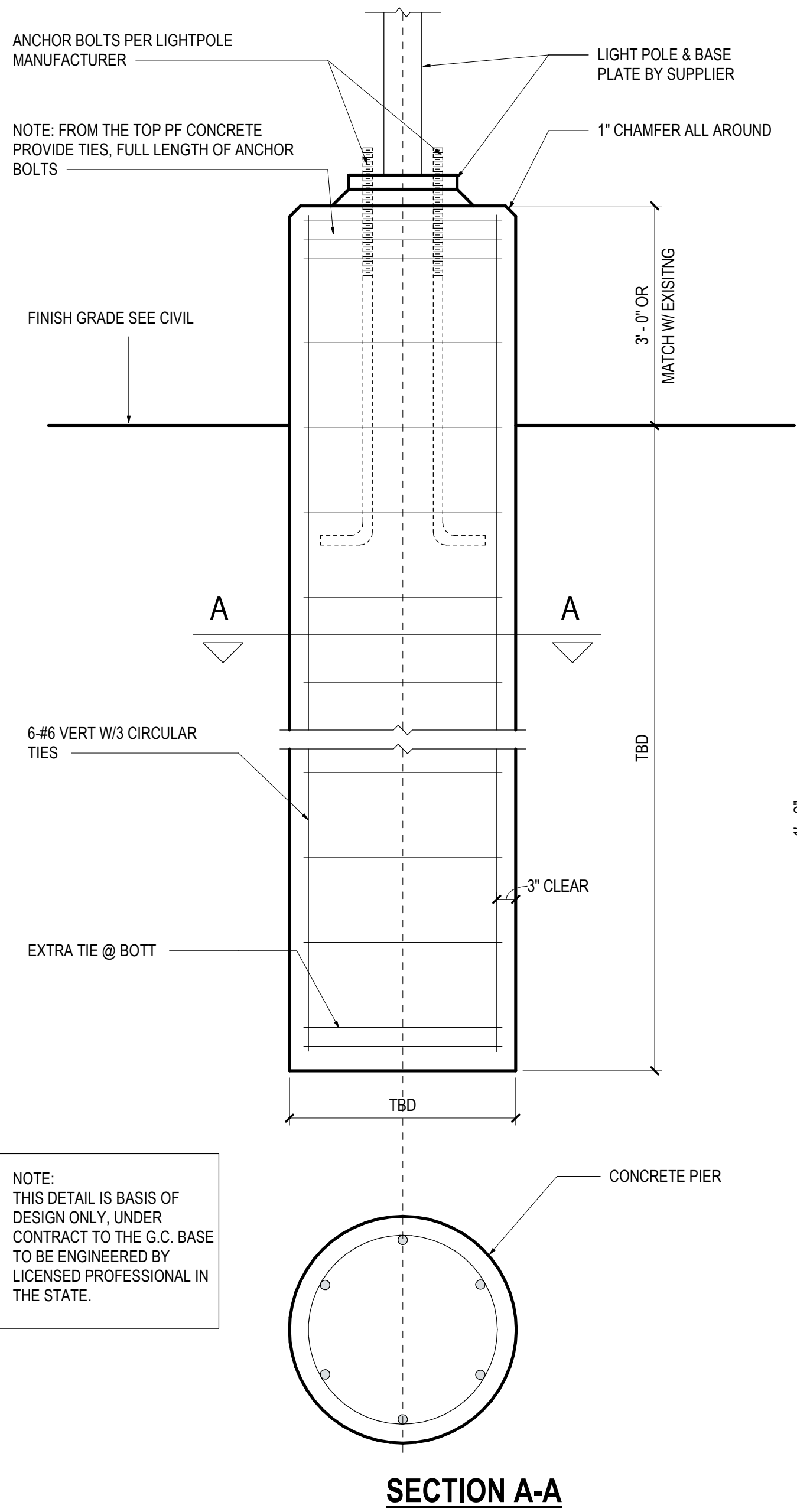
3070 N GOLIAD ST  
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## A00.51



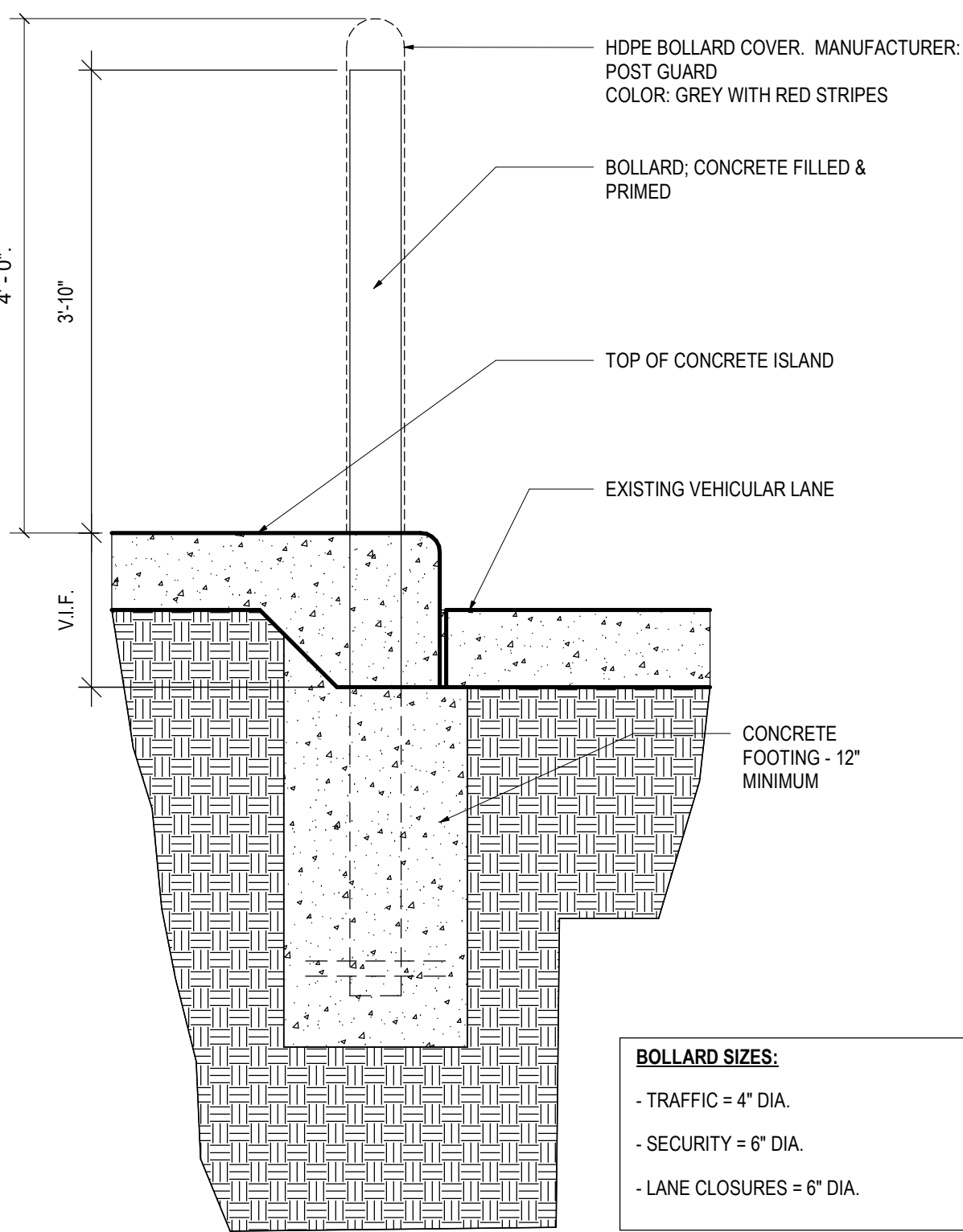
3 TYP CURB SLAB @ DRIVE-UP ATM

SCALE: 3/4" = 1'-0"



6 LIGHT POLE FOUNDATION DETAIL

SCALE: 1/2" = 1'-0"



5 TYPICAL BOLLARD DETAIL

SCALE: 1" = 1'-0"

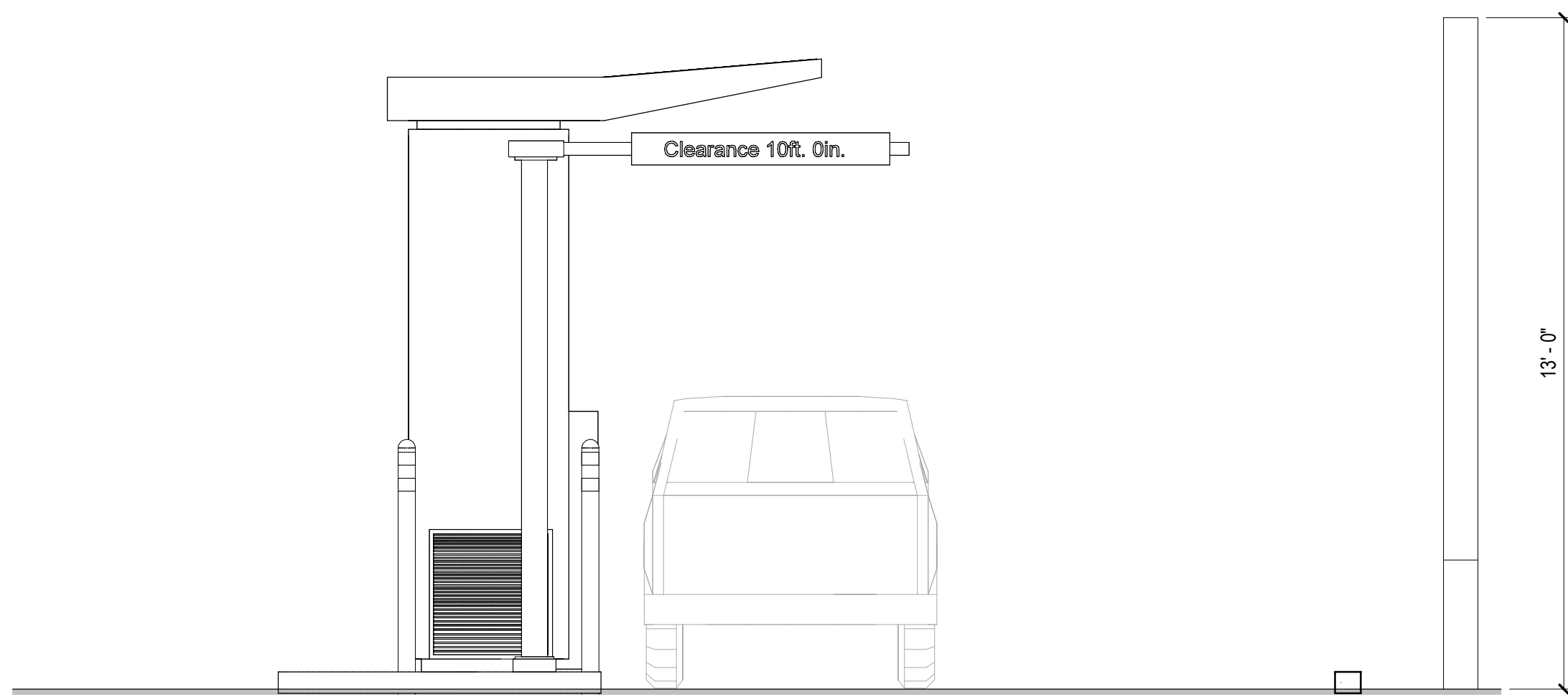
01 ATM FRONT ELEVATION

SCALE: 3/8" = 1'-0"



02 ATM REAR ELEVATION

SCALE: 3/8" = 1'-0"



04 SIDE ELEVATION

SCALE: 3/8" = 1'-0"

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Fax Text here

△ Date Description

- 09.23.2024 SCHEMATIC DESIGN - 90%
- 02.03.2025 CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

ELEVATIONS

Bank of America Corporation

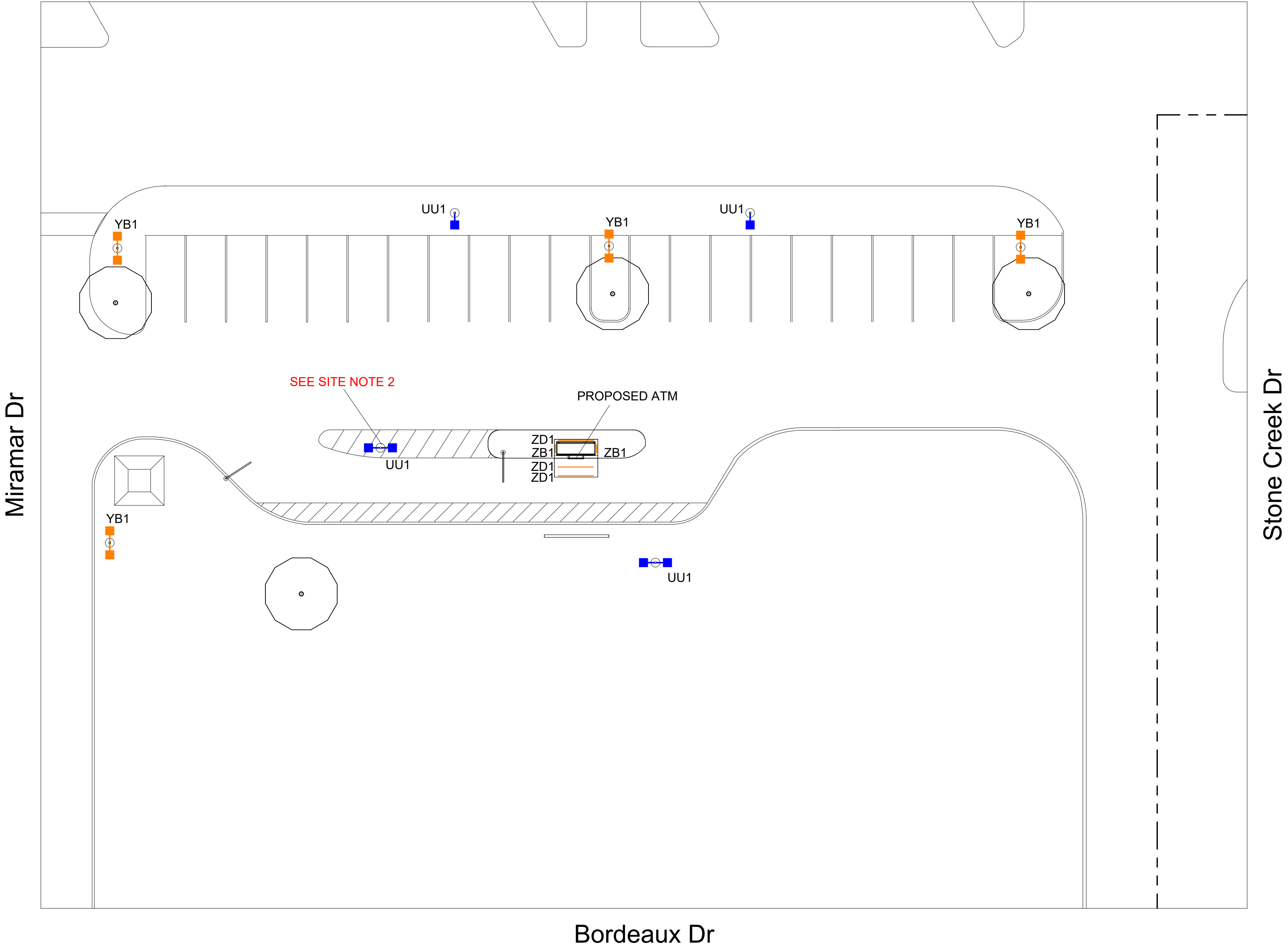
3070 N GOLIAD ST  
ROCKWALL, TX 75087

A12.01

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TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
6	UU1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
8	YB1	OUT OF SCOPE	-
2	ZB1	OUT OF SCOPE	-
3	ZD1	OUT OF SCOPE	-







Bank of America



- BLUE = NEW FIXTURE
- GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
- ORANGE = EXISTING FIXTURE TO REMAIN
- TURQUOISE = FIXTURE TO BE REMOVED
- PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
- - - = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
- == = INDICATES NEW SECURITY FENCE
- - - = BURIED ELECTRICAL CIRCUIT



**SEE FIXTURE CLARIFICATION NOTE #9**							LUMINAIRE SCHEDULE		**CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING**					
SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE	
	6	UU1	4	CURRENT	UR28	UR28-114L-265-4K7-5W-UNV-VSF-DBT	ADD NEW POLE AND FIXTURE	25' - 0" AFG	-	B5-U0-G3	POLE MOUNT	0.265	1590 W	
	8	YB1	-	-	-	-	OUT OF SCOPE	-	-	-	POLE MOUNT	0	0 W	
	2	ZB1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.016	32 W	
	3	ZD1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.064	192 W	
GRAND TOTAL WATTAGE													1814 W	

SCALE: 1/16" = 1'-0"

V4 250203


REVISION NO.	DESCRIPTION	REVISED BY
--------------	-------------	------------



Goliad and Dalton  
TXW-E05  
3070 N Goliad St,  
Rockwall, TX 75087

OVERALL SITE PLAN

DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM

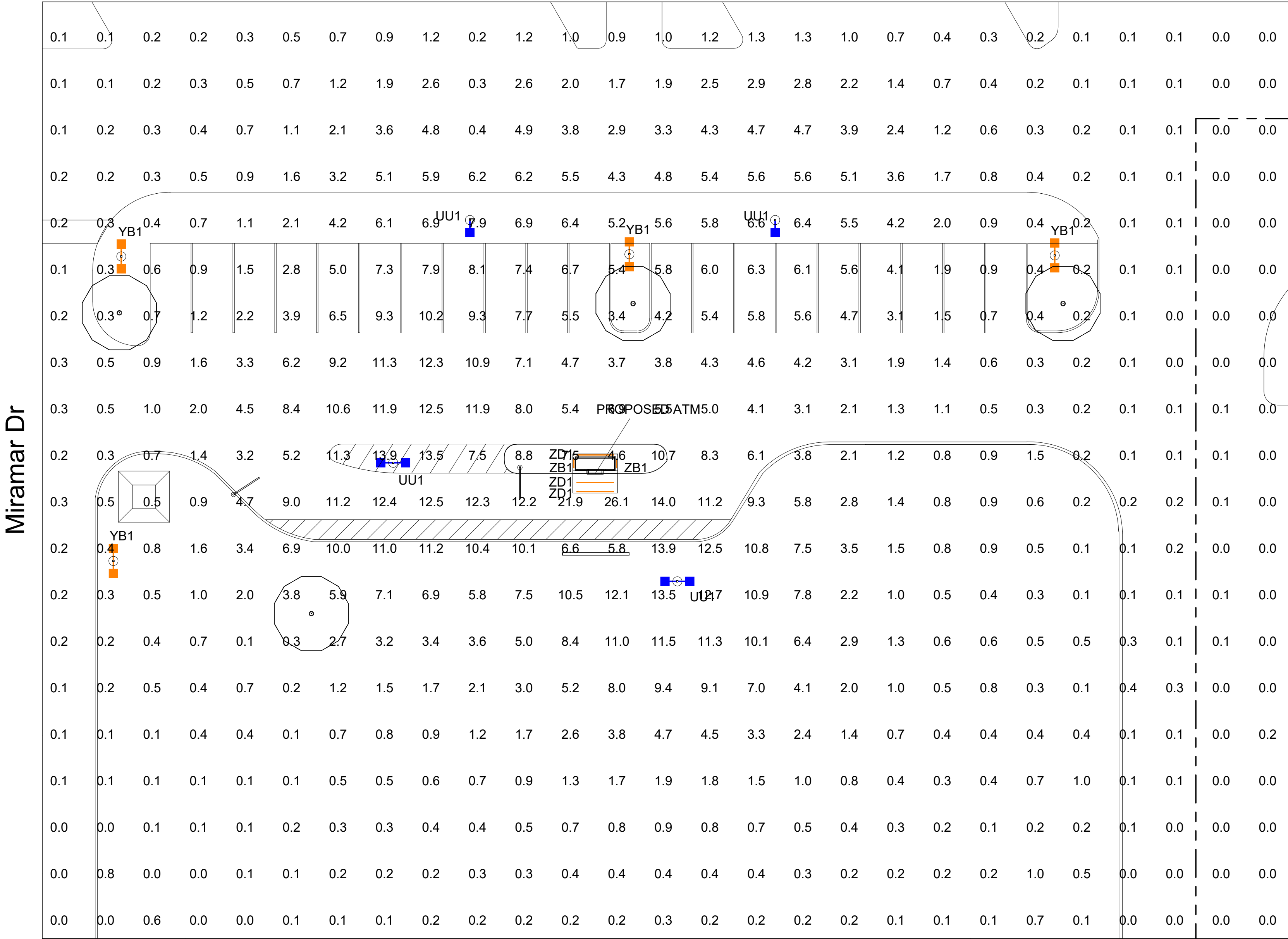
SHEET NO. LU-3

Bank of America  
Corporation  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK

- NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
  2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
  3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
  4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



Bank of America



- BLUE = NEW FIXTURE  
GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED  
ORANGE = EXISTING FIXTURE TO REMAIN  
TURQUOISE = FIXTURE TO BE REMOVED  
PINK = REPLACE WITH NEW POLE AT NEW HEIGHT  
--- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION  
--- = INDICATES NEW SECURITY FENCE  
--- = BURIED ELECTRICAL CIRCUIT



SCALE: 1/16" = 1'-0"

V4 250203

1		
2		
3		
REVISION NO.	DESCRIPTION	REVISED BY



Goliad and Dalton  
TXW-E05  
3070 N Goliad St,  
Rockwall, TX 75087

FULL SITE PHOTOMETRICS PLAN

DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-4		

Bank of America  
Corporation  
3070 N GOLIAD ST  
ROCKWALL, TX 75087

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	2.6 fc	26.1 fc	0.0 fc	0.0 fc	0.0 fc

THIS PLAN SET IS PROPRIETARY AND CONFIDENTIAL INFORMATION OF THE BANK AND THE USE OF THIS DESIGN IS PROHIBITED WITHOUT THE EXPRESS PERMISSION OF THE BANK



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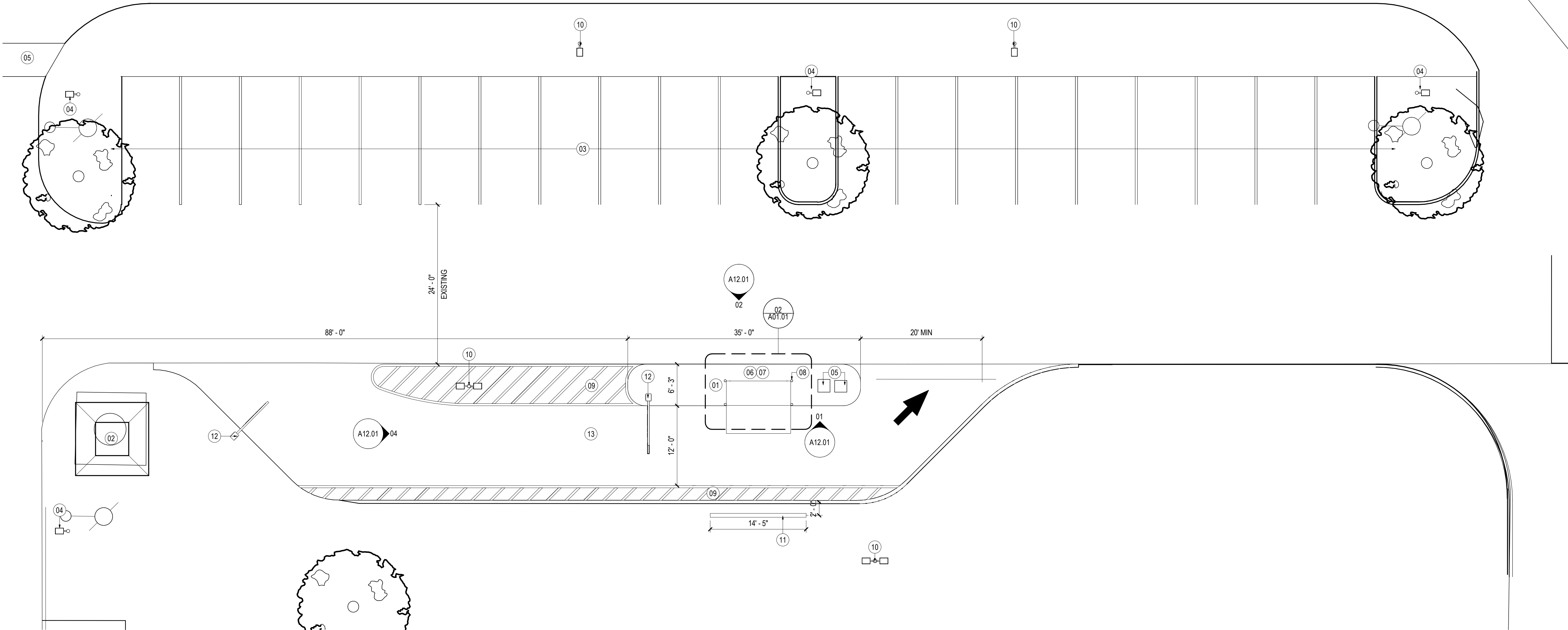
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△	Date	Description
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2	02.03.2025	CONSTRUCTION DOCUMENTS - 90%



01 CONSTRUCTION PLAN - LEVEL 01  
SCALE: 1/8" = 1'-0"

SHEET NOTES

- PROVIDE NEW CONCRETE MEDIAN.
- EXISTING OVERFLOW DRAIN TO REMAIN.
- EXISTING PARKING & LANDSCAPE ISLAND TO REMAIN.
- EXISTING STREET LIGHTING TO REMAIN.
- EXISTING WATER CONTROL TO REMAIN. GC TO RAISE THEM AS REQUIRED TO FLUSH WITH NEW CONCRETE PAD.
- PROVIDE NEW ISLAND DIVE UP ATM WITH UB HOUSING (1)HYOSUNG 91\_CEN III WITH FRAME-R-UB-DUEC-NG-30-H91. REFER TO ATM KIOSK SHOP. PROVIDE ENGINEERED PAD PER THE UB MANUFACTURER'S SPECIFICATIONS WITH BANK STANDARD BOLLARDS.
- PRIOR TO POURING CONCRETE GC TO COORDINATE ALL UTILITY LOCATIONS RELATIVE TO SLABS AND HARDSCAPE WITH OTHER DISCIPLINES AND SHOP DRAWINGS. REFERENCE ATM KIOSK SHOP DRAWINGS.
- 4" DIA POST CONCRETE AND STEEL BOLLARDS WITH BANK STANDARD GRAY WITH WHITE SLEEVES AS SHOWN.
- PROVIDE NEW 4" WIDE WHITE PAINT STRIPING AS SHOWN.
- PROVIDE NEW LIGHT FIXTURE TO MATCH EXISTING AT LOCATION SHOWN. MOUNTING HT = 25'. UR28 - 114L-265-4K7-SW4-UNV-VSF-08T.
- PROVIDE FREE STANDING SUNSCREEN TO SHIELD ATM FROM DIRECT SUN. REFER TO ATTACHED VENDOR DRAWINGS.
- PROVIDE BANK STANDARD CLEARANCE BAR. MFG: COMPANION #7099. 7'-5" W X 10'-0" H. REFER TO ATTACHED VENDOR DRAWINGS.
- PROVIDE ENLARGED LANE TO SUPPORT NEW ATM DRIVE THRU ENTRANCE TRAFFIC.

GENERAL NOTES

- PROPERTY LINES AND OTHER SITE INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES AND TO BE USED FOR REFERENCE ONLY.
- REFER TO SHEET A00.00 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS.
- REFER TO SHEET A00.40 FOR TYPICAL ACCESSIBILITY DETAILS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
- PATCH & REPAIR OR REPLACE ANY DAMAGED SURFACE DURING DEMO AND CONSTRUCTION OF NEW WORK TO MATCH EXISTING.
- DRAWINGS MAY NOT REFLECT EXACT CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK. COORDINATE NEW WORK AND DEMOLITIONS WITH OTHER DISCIPLINES EXISTING CONDITIONS PRIOR TO WORK.

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

GOLIAD AND DALTON  
TXW-E05

Project Number

027.7901.201

Description

ENLARGED PLANS

Scale

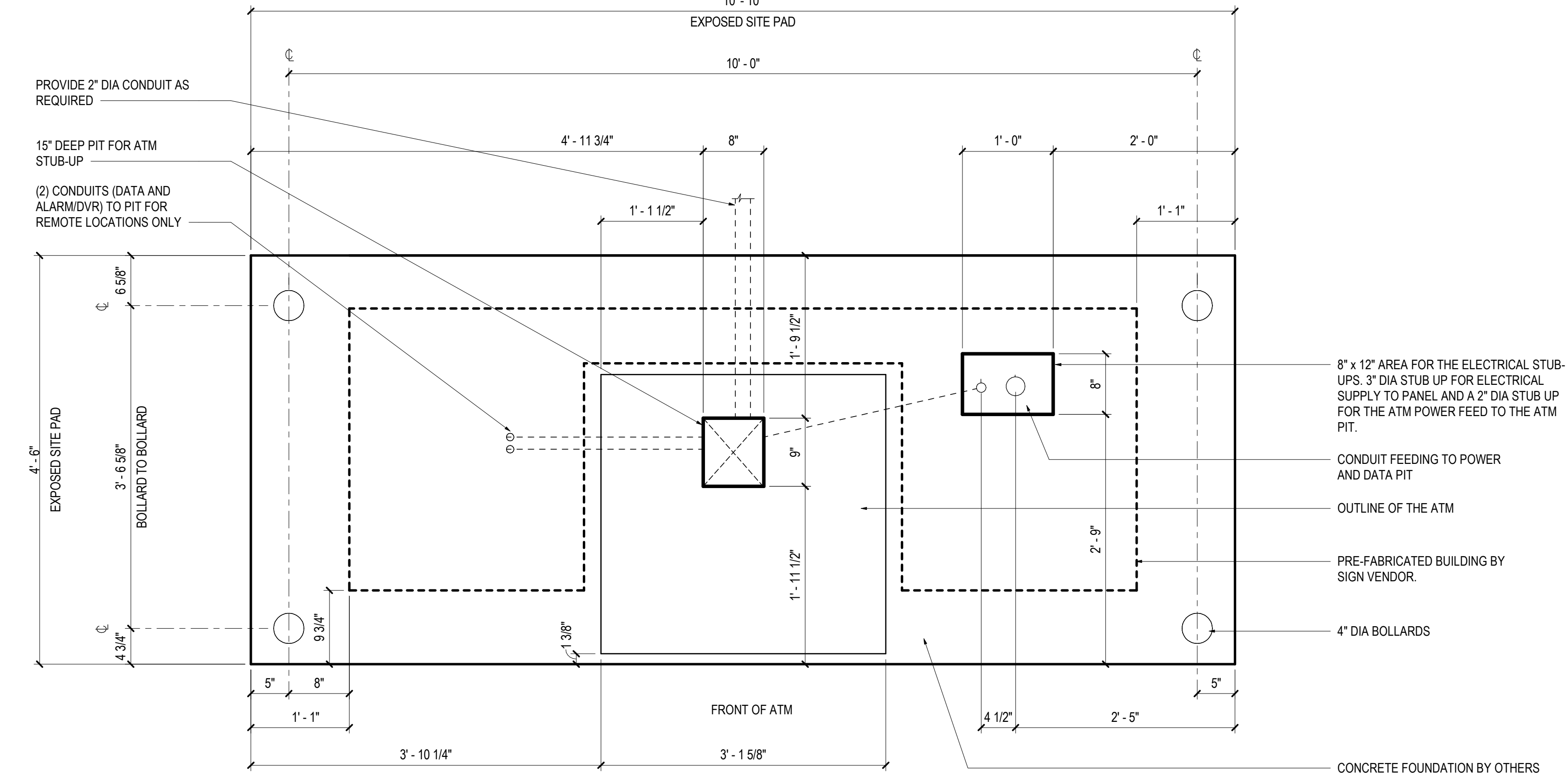
As indicated

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ROCKWALL, TX 75087

A01.01

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02 ATM FOUNDATION PLAN (FOR REFERENCE ONLY)  
SCALE: 1" = 1'-0"



DATE: June 13, 2025

TO: Mamta Bojjam  
5505 Greenville Avenue  
Dallas, TX 75206

CC: Grey Stogner  
Metroplex Acquisition Fund, L.P.  
12720 Hillcrest Road, Suite 650  
Dallas, TX 75230

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2025-018; *Site Plan for an ATM at 3066 & 3068 N. Goliad Street*

Mamta Bojjam:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was denied by the Planning and Zoning Commission on June 10, 2025. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On June 10, 2025, the Planning and Zoning Commission approved a motion to deny the site plan by a vote of 5-0, with Commissioner Womble absent, and one (1) vacancy.

Based on Section 212.0093 of the Texas Local Government Code (TLGC), you have the ability to provide a written response and corrected site plan package (*i.e. site plan*) that remedies each reason for the disapproval provided. While no timeline may be established for the applicant to submit the response, please note that since the case was denied a new development application and application fee will be required to be submitted along with the written response and corrected site plan package. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6434.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6434.

Sincerely,

Henry Lee, AICP, Senior Planner  
City of Rockwall Planning and Zoning Department